



**Allan Morris**  
estate agents

**Stonebow Road, Drakes  
Broughton, Pershore.**

## The Russet, Stonebow Road, Drakes Broughton, Pershore. WR10 2AW

### Features

- 4 Bedroom detached new build property
- Open-plan Kitchen/Dining Room with granite worktops
- Master Bedroom with En-Suite
- Sought after village location
- Driveway and single Garaging

Accommodation briefly comprises: Entrance Hall, double doors into open plan Kitchen/Dining Room with granite work surfaces over, Utility off, downstairs Cloakroom, Sitting Room with bay window to the side elevation and bi-fold doors to garden and patio area. To the first floor: Master Bedroom with En-Suite, three further Bedrooms and a Family Bathroom.

Outside: There is off road parking, single Garage and to the rear a good size walled garden.

### LOCATION:

The property is situated within the sought after village of Drakes Broughton with local schooling, two Pubs and a Church together with easy access to Pershore, Worcester and major transport links as well as Worcestershire Parkway Station.





Please note, the furniture in this image has been virtually staged.



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### Directions:

From Worcester City take the B4084 in the direction of Pershore for approximately 5 miles, passing through the village of Stoulton before arriving at the village of Drakes Broughton, where the development and marketing suite will be found on the left hand side.

WAM 7209

### Useful Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: New Build



 **GROUND FLOOR**



 **FIRST FLOOR**

**Floorplan Measurements:**

LIVING ROOM:  
20'8" x 11'8"

KITCHEN:  
10'2" x 10'10"

UTILITY:  
6'11" x 5'11"

DINING ROOM:  
10'2" x 9'6"

W.C.:  
4'11" x 3'7"

BEDROOM 1:  
10'2" x 8'10"

EN-SUITE:  
6'11" x 4'7"

BEDROOM 2:  
12'2" x 10'2"

BEDROOM 3:  
10'2" x 9'10"

BEDROOM 4:  
8'10" x 7'11"

BATHROOM:  
6'11" x 5'11"

**General Information:**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**Contact us:**

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