



Church Street, Birlingham, Pershore, WR10 3AQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

****NO ONWARD CHAIN**** A detached family home offering well proportioned accommodation requiring some updating/modernisation standing in a generous private mature plot within the highly desirable village of Birlingham. The location provides easy access to Pershore, national road and rail networks.

The accommodation in brief comprises:

- Entrance Porch
- Reception Hall
- Lounge
- Dining Room
- Study
- Kitchen
- Utility Room
- Cloakroom
- Three Double Bedrooms - one Ensuite
- Family Bathroom

Outside, to the front of the property is a lawned fore garden with mature border, a gravelled driveway providing off road parking for 3-4 cars in turn accessing a Double Garage (with up & over doors, power & light, courtesy doors to the Utility Room and side/rear garden) and a pathway to the front door and a side/rear pedestrian access. Outside courtesy lights. To the rear of the property is a lawned garden with shrub borders, inset specimen trees, paved patio area all enjoying a high degree of privacy. LPG storage tanks. Log store. Outside courtesy lights.

Services: Mains electricity, water (metered) and drainage are connected. Central heating (LPG) and double glazing is installed.





Key Features

- A detached family home offering scope for improvement/upgrading
- No onward chain
- Generous private mature plot/gardens
- Central heating (LPG) & double glazing
- Highly regarded & sought after village location
- Three Reception Rooms
- Three Double Bedrooms - one Ensuite
- Double Garage & off road parking
- Viewing highly recommended

Guide Price
£550,000

EPC Rating - E

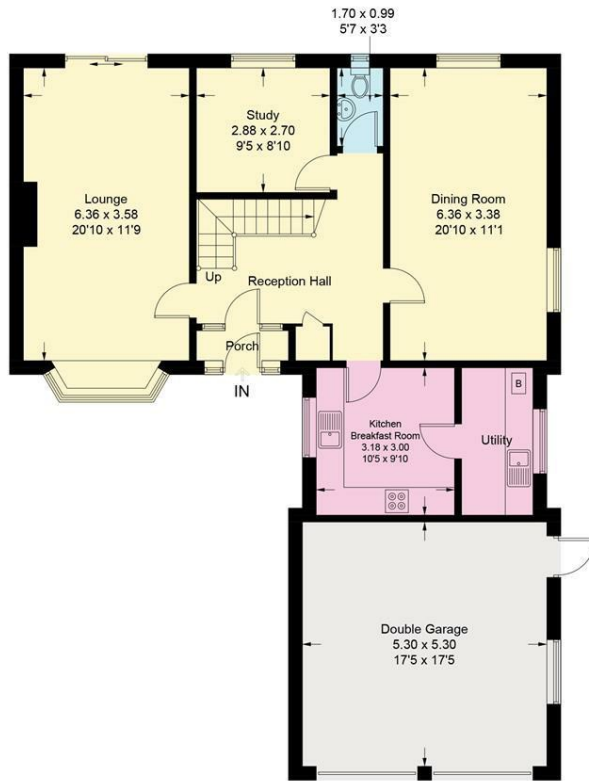
Tenure - Freehold

Council Tax Band - F

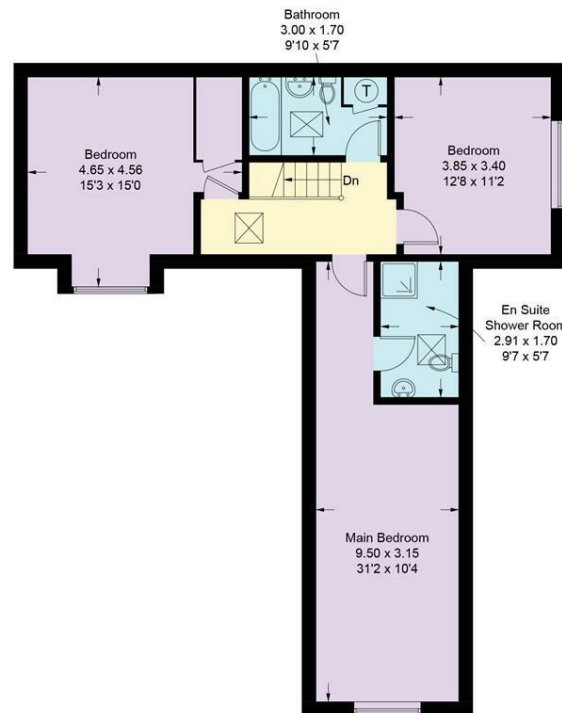
Local Authority -
Wychavon

The Old Orchard, Church Street

Approximate Gross Internal Area = 163.2 sq m / 1757 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 191.4 sq m / 2060 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.

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