



Whitehall Lane, Birlingham, Pershore, WR10 3AB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

NO ONWARD CHAIN An immaculately presented and spacious detached family home standing on a generous mature plot enjoying a high degree of privacy with views of the surrounding countryside to Bredon Hill, situated in an enviable location in this highly regarded village with easy access to Pershore, national road and rail networks.

There is also great scope to extend given the generous plot size (subject to relevant permissions being gained).

The accommodation in brief comprises:

- Entrance/Reception Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen Breakfast Room
- Three Bedrooms
- Family Bathroom

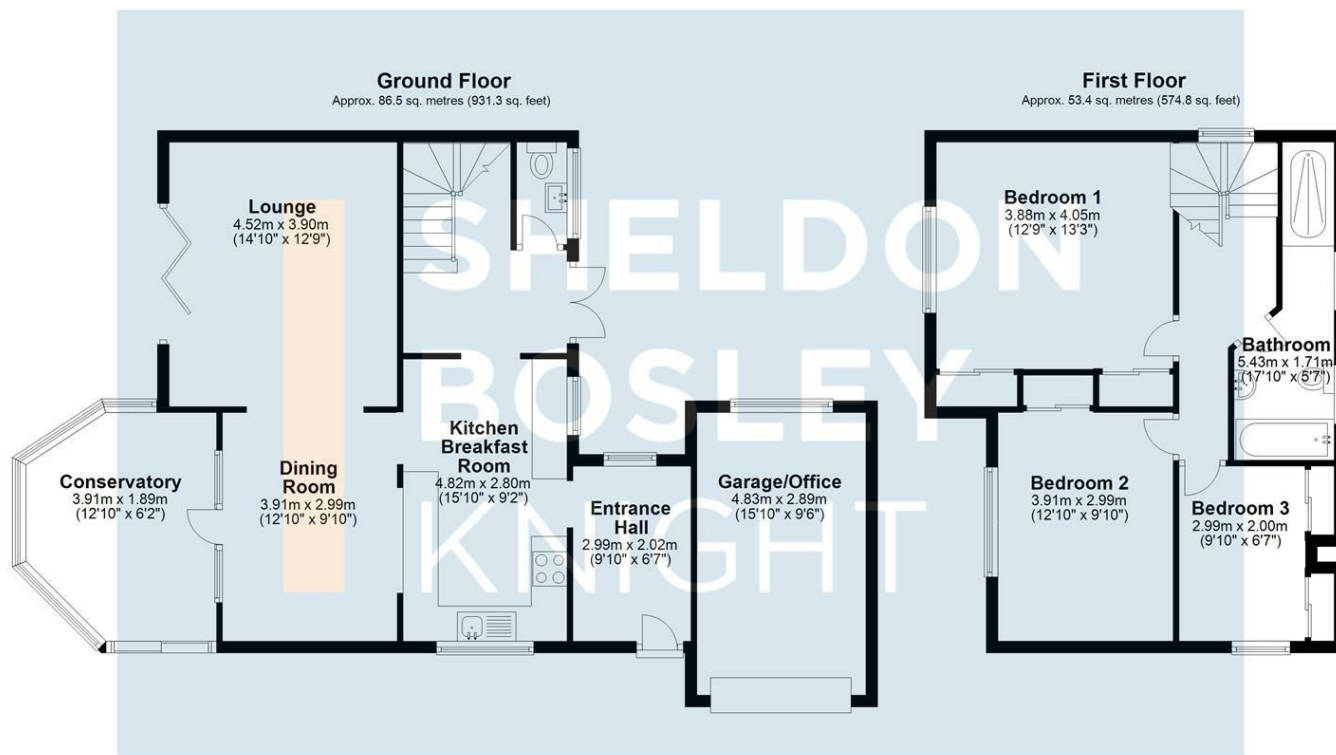
Outside, there is a generous mature lawned garden with flower and shrub beds/borders, a driveway providing off road parking leading to the front door, Single Garage (with power, light and courtesy door to the Reception Hall) and carport. Outside lights. Outside tap. Large garden shed/workshop.

Services: Mains water, drainage & electricity are connected. Oil central heating and double glazing is installed.

Agents Note - * Property not available until December *







Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- No Onward Chain
- A spacious & immaculately presented detached family home
- Highly regarded & sought after village
- Generous mature plot
- Two reception rooms & conservatory
- Three Bedrooms
- Garage and Off Road Parking/Driveway
- Oil central heating & double glazing
- Great scope to extend given the generous plot size (subject to relevant permissions)
- Viewing highly recommended

Guide Price
£775,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority -
Wychavon CC

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