



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Church Cottage, Church Lane, Flyford Flavell, Worcestershire. WR7 4BZ

£340,000

3 1 2



A charming detached Cottage requiring renovation and offered with Planning Permission passed for extension to the ground floor to create further accommodation, situated in the highly sought after village of Flyford Flavell.

Accommodation briefly comprising: Entrance Hall, Kitchen and Living Room. On the first floor: Two Bedrooms, spacious Landing/ Occasional Bedroom and Bathroom.

Outside: Gardens to front and side and space to create driveway.

LOCATION:

The property is located in the highly sought after village of Flyford Flavell, ideally placed for easy access to the City of Worcester and Town of Pershore. The village itself boasts 2 Public Houses, Café and the excellent Flyford Flavell 1st School (Ofsted rating: Good).

Living Room: - 4.27m x 3.28m (14'0" x 10'9")

Dining Room: - 3.28m x 2.69m (10'9" x 8'10")

Kitchen: - 3.28m max x 3.23m max (10'9" max x 10'7" max)

Utility Room: - 2.72m x 2.06m (8'11" x 6'9")

Bedroom 1: - 3.3m x 3.28m (10'10" x 10'9")

Bedroom 2: - 5.54m maximum x 2.62m (10'9" maximum x 8'7")

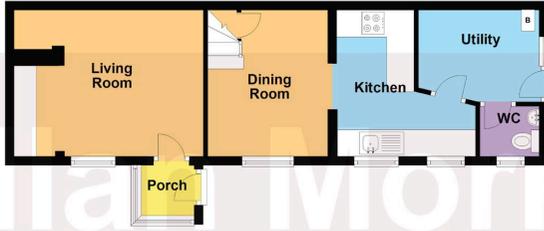
En-Suite: - 3.28m x 1.88m (10'9" x 6'2")

Landing / Occasional Bedroom: - 3.28m x 2.77m (10'9" x 9'1")





Ground Floor
Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor
Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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- Cottage requiring renovation
- 2/3 Bedrooms
- Prime village location
- Highly popular school catchment
- Council Tax Band: D
- Planning Permission passed for creation of further accommodation
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	