



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 Rpm: - 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")





- 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

