



Whitehall Lane, Birlingham, Pershore, WR10 3AB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE DECEMBER \*\*\* We are thrilled to be able to offer for rent this immaculately presented and spacious detached family home which is located in a highly regarded village with easy access to Pershore, national road and rail networks. This turn key property is set within the heart of Birlingham, and offers spacious living combined with rural countryside.

The property comprises: Front door into inviting reception hall, through to modern fitted kitchen with built in dishwasher, spacious dining room, cosy living room with bi-fold doors and burner fire, conservatory sunroom allowing fantastic garden views to the front of the property, downstairs there is also a WC and internal access to the garage.

Wrap around stairs elevating to the first floor where you will find 3 bedrooms - 2 fantastic sized doubles with views to the front of the property and a single bedroom with built in wardrobe. Upstairs there is also a modern family bathroom with bath, WC, basin and walk in rainfall shower.

Not only does this property ooze charm, it also boasts the most wonderful outdoor wrap around garden, established with plants, trees and lawn.

Further benefits include parking for multiple vehicles, spectacular views, patio dining area and a garden shed for storage.

The property is offered unfurnished  
Council Tax Band F  
EPC rating D  
Initial 12 Month Tenancy  
Pets Welcome



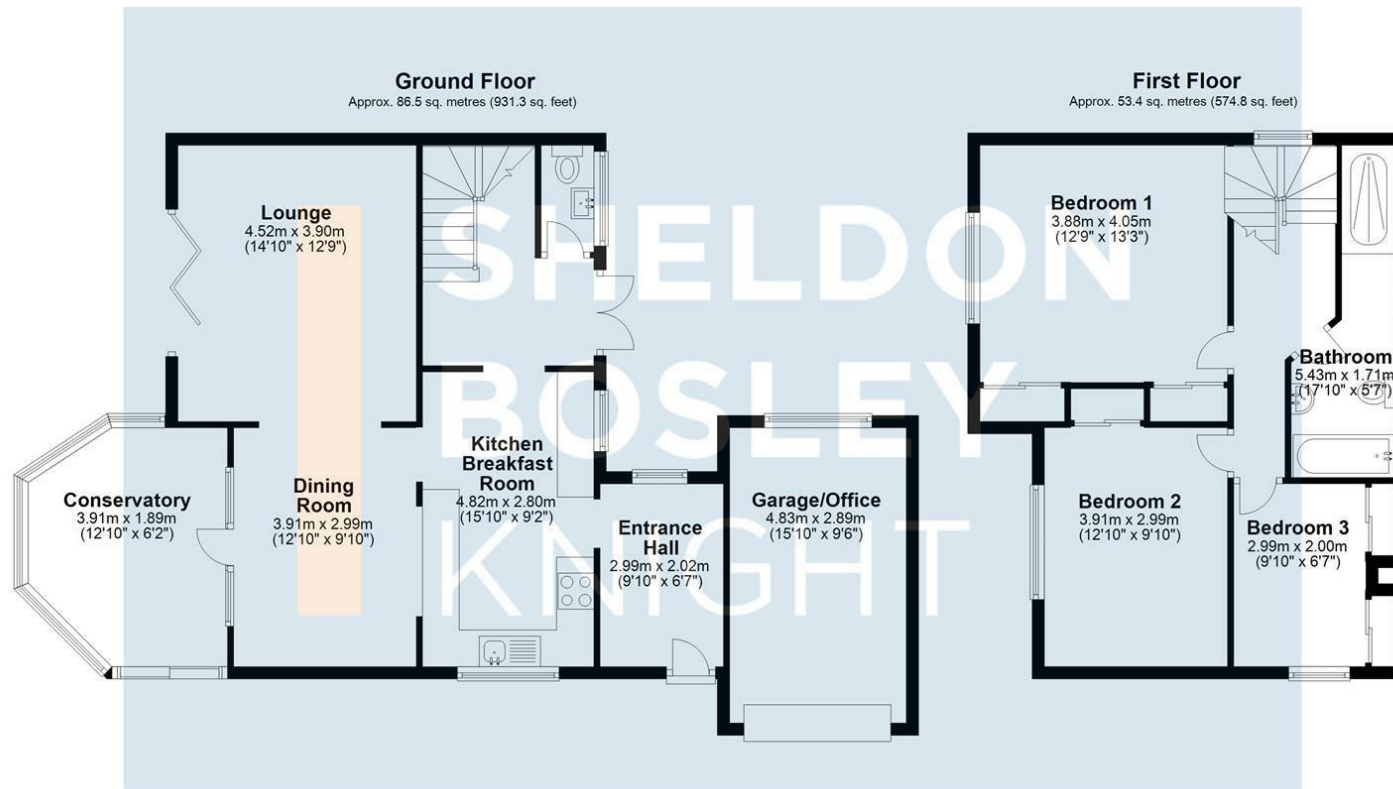






# Key Features

- AVAILABLE DECEMBER
- Birlingham
- 3 Bedrooms
- Detached House
- Garage & Ample Parking
- Spacious Living
- Countryside Location
- Energy Rating D
- Council Tax Band F
- Initial 12 Month Tenancy



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.

£1,850 PCM