

FREEHOLD



House - Semi-Detached (EPC Rating: D)

# LANGDALE COTTAGE 62 PENSHAM, PERSHORE, WR10 3HB

Asking Price

**£450,000**

**AVON**  
ESTATES  
SALES & LETTINGS

 4  2  2  D

# 4 Bedroom House - Semi-Detached located in Pershore

A beautifully extended and thoughtfully enhanced semi-detached cottage, perfectly positioned on the edge of this charming rural hamlet and enjoying far-reaching countryside views.

This superb home offers a wonderful blend of character and modern living, with versatile and well-proportioned accommodation throughout. The ground floor welcomes you with an inviting entrance hall, a stylish sitting room and a spacious snug—ideal for both everyday living and entertaining. At the heart of the home is the re-fitted kitchen/diner, finished to a high standard, complemented by a ground floor shower room and rear lobby for added practicality.

Upstairs, the property boasts four generously sized bedrooms and a well-appointed family bathroom, providing ample space for growing families or those seeking flexibility.

Externally, the property continues to impress with off-road parking, a detached garage, and pleasant outdoor space, all set against a picturesque rural backdrop.

A fantastic opportunity to enjoy countryside living with modern comforts—early viewing is highly recommended.

Council Tax Band - E  
Energy Performance Rating - D

## Entrance Hall

Obscure door to side aspect, single panel radiator, wood effect flooring and leads on to Snug.

## Snug

10'4" x 9'2"

Wood effect flooring, double panel radiator, fitted storage, stairs to first floor, leads to Sitting Room & Kitchen/Diner.

## Sitting Room

18'4" x 11'8"

Double glazed bay window to front aspect, double glazed window to side aspect, TV point, telephone point, fitted carpet, double panel radiator and gas feature fire.

## Kitchen/Diner

10'9" x 14'9"

Double glazed window to side aspect, under floor heating, tiled floor, range of wall and base units with work surface over. One and a half bowl sink with drainer, mixer taps and tiled splashback. Spotlights, Range cooker with filter hood, built in dishwasher, built in fridge and freezer. Opens to rear garden, Lobby that leads to downstairs Shower Room & lean to.

## Downstairs Shower Room

Obscure window to rear aspect, low level WC, wash hand basin, tiled splashback, underfloor heating, tiled floor, extractor fan, heated towel rail, shower cubicle, space for washing machine and tumble dryer.

## Landing

Loft access, fitted carpet, telephone point, single panel radiator, leads to all Bedrooms and Bathroom.

## Bedroom One

11'8" x 12'1"

Double glazed window to rear aspect with views to open fields, fitted wardrobes, double panel radiator and fitted carpet.

## Bedroom Two

8'6" x 11'8"

Double glazed window to front aspect, fitted double wardrobes, single panel radiator and fitted carpet.

## Bedroom Three

8' x 9'1"

Double glazed window to front aspect, double panel radiator and fitted carpet.

## Bedroom Four

9'7" x 8'6"

Double glazed window to side aspect, single panel radiator and wood effect flooring.

## Bathroom

Double glazed roof light to rear aspect, heated towel rail, three piece white suite comprising of low level WC, wash hand basin set into vanity with splashback and standard bath.

## Rear Aspect

Enclosed garden, laid to lawn, patio, side gated access, courtesy lighting, cold water tap, shed, detached double garage and off road parking for two vehicles.

## Front Aspect

Laid to lawn, access to detached garage and parking.

## Detached Double Garage

23'3" x 13'

Up and over door, door to front, window to side and rear aspect.

## Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'E' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.



**NB**

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



### Ground Floor



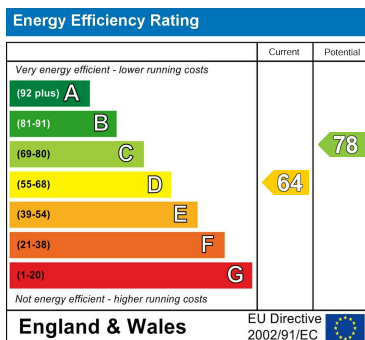
### First Floor



Council Tax Band

**D**

Energy Performance Graph



Call us on

**01386 257180**

[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.