Allan Morris
estate agents

MAYFAIR
OFFICE GROUP

Bell Barn, Lower End, Birlingham, Pershore, Worcestershire. WR10 3AD

Offers In Region Of £875,000

4 2 3

A very well presented 4 bedroom attached property, situated within this sought after location, within easy reach of Pershore and Worcester.

Accommodation: Hall with flagstone flooring, downstairs Cloakroom and storage. Sitting Room with door to garden with wood burner, Dining Room, Family Kitchen/Breakfast Room with granite worktops, integrated appliances, Aga and large breakfast bar area, Family Room/Reception with built-in display cabinets, Utility. First floor: Landing with beamwork, airing cupboard, Master Bedroom with beams and views over garden, En-Suite Shower Room with large walk-in shower, 3 further Bedrooms and Family Bathroom with walk-in shower and separate deep bath.

Outside: The property has an in-and-out driveway, mature garden, patio area, pergoda and shed.

Sitting Room: - 5.7m x 5.5m (18'8" x 18'0")

Dining Room: - 4.6m x 3.4m (15'1" x 11'1")

Kitchen / Breakfast Room: - 4.9m x 4m (16'0" x 13'1")

Utility Room: - 3.8m x 1.6m (12'5" x 5'2")

Family Room / Further Reception: - 4.3m x 3.9m (14'1" x 12'9")

Master Bedroom: - 5.6m x 4.2m (18'4" x 13'9")

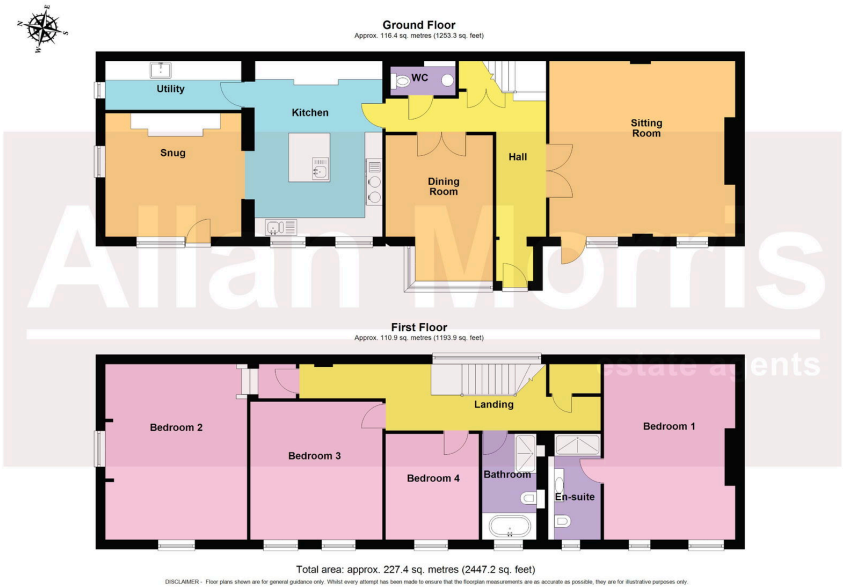
En-Suite: - 3.4m x 1.7m (11'1" x 5'6")

Bedroom 2: - 5.8m x 4.5m (19'0" x 14'9")

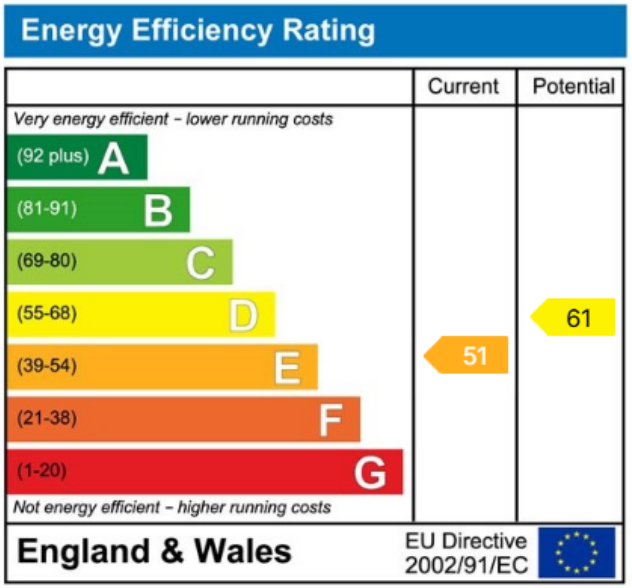
Bedroom 3: - 4.4m x 4.2m (14'5" x 13'9")

Bedroom 4: - 3.5m x 2.9m (11'5" x 9'6")

Bathroom: - 3.3m x 1.7m (10'9" x 5'6")



- Beautifully presented
- Sitting Room with wood burner
- Period features to include beamwork
- Sought after quintessential English village
- Council Tax Band: F
- Spacious and flexible accommodation
- Modern fitted Kitchen with integrated appliances
- Superb garden & in-and-out driveway
- Excellent local schooling



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