Bredon View, 10 Birlingham Close, Pershore, WR10 1LZ

Offers over £475,000

4 2 2 C

CHRISTIAN LEWIS PROPERTY

Bredon View, 10 Birlingham Close

Pershore, WR10 1LZ

- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING SPACE WITH 2 RECEPTION ROOMS
- DETACHED HOUSE
- FAR REACHING VIEWS
- PRIME LOCATION
- BEAUTIFULLY PRESENTED
- BUILT IN WARDROBES TO ALL BEDROOMS
- INTEGRAL GARAGE & ADDITIONAL DRIVEWAY PARKING
- ESTABLISHED REAR GARDEN

Nestled in the charming Birlingham Close, Pershore, this exquisite four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,453 square feet, this property is turn-key ready, making it an ideal choice for families seeking a spacious and inviting home.

Upon entering, you are greeted by a welcoming entrance hall with downstairs WC, internal door leading to integral garage and through the hallway into the modern, well-designed kitchen diner complete with focal island and also featuring bi-fold doors that open directly into the garden, creating a harmonious blend to indoor/outdoor living. Through from the kitchen diner, the property flows into the generous living space that includes two reception rooms, perfect for both relaxation and entertaining. The living room flows seamlessly into a delightful conservatory, which bathes the area in natural light and provides a lovely view of the beautifully landscaped mature rear garden. The garden, adorned with pleached trees, manicured lawn it offers a serene retreat and additional privacy, making it an ideal space for outdoor gatherings or quiet moments.

Upstairs, the property continues to impress, it boasts four generous double bedrooms perfect for growing families. All 4 bedrooms are complete with built in wardrobes, and the master bedroom includes an ensuite shower room for additional convenience. To complete the first floor is the family bathroom which features a full four-piece suite.

Parking is offered in abundance, with a generous size paved driveway alongside an integral garage.

Birlingham Close is located on the fringe of Pershore Town Centre, within walking distance to the local GP surgery, town centre and Pershore Abbey with views far reaching Bredon Hills it is the perfect family home for growing families, or downsizers looking for a quiet neighbourhood. It also offers fantastic road routes to the local train station, with additional links to Cheltenham & Worcester

Offers over £475,000

Important Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating C

DISCLAIMER
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

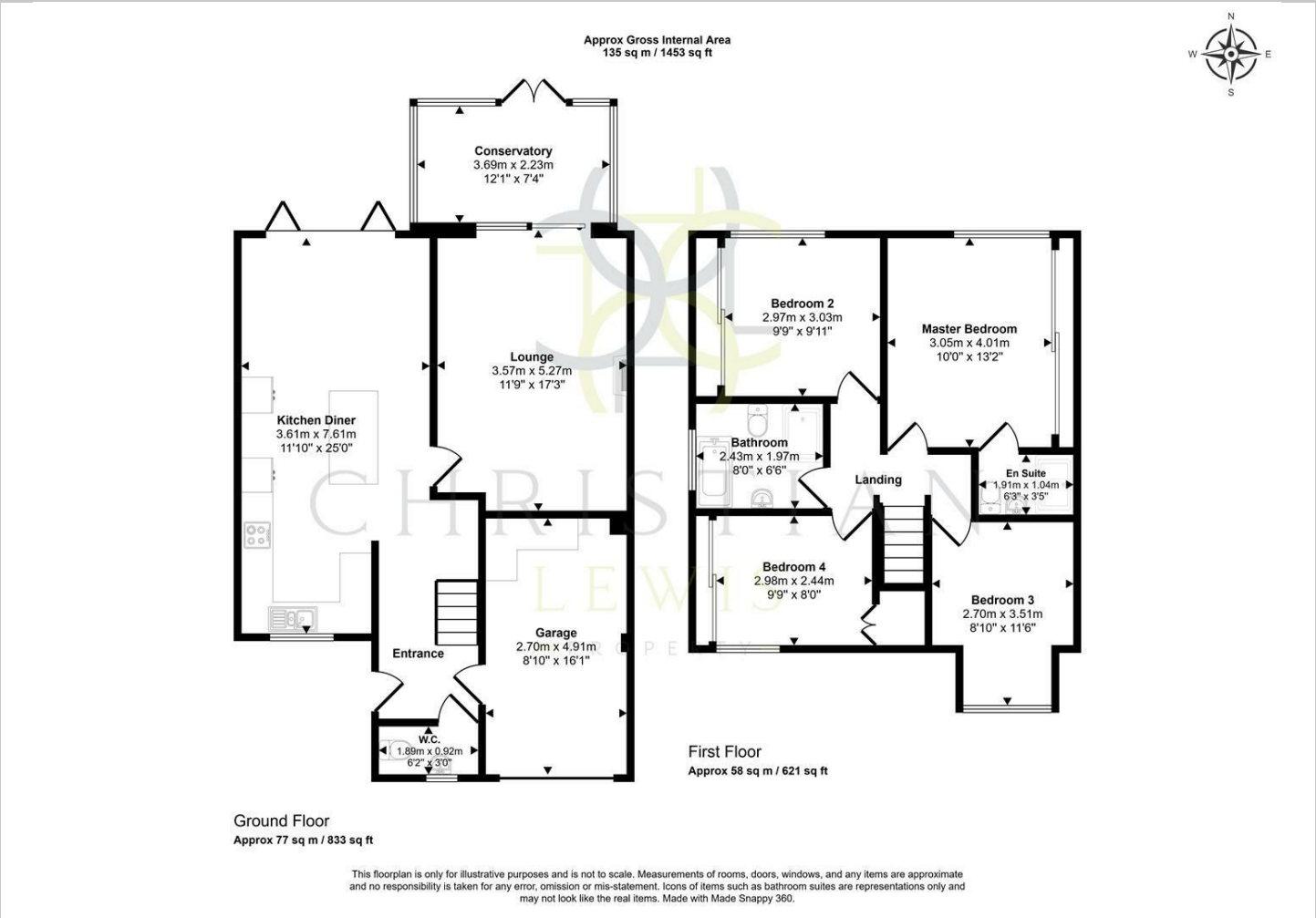
AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

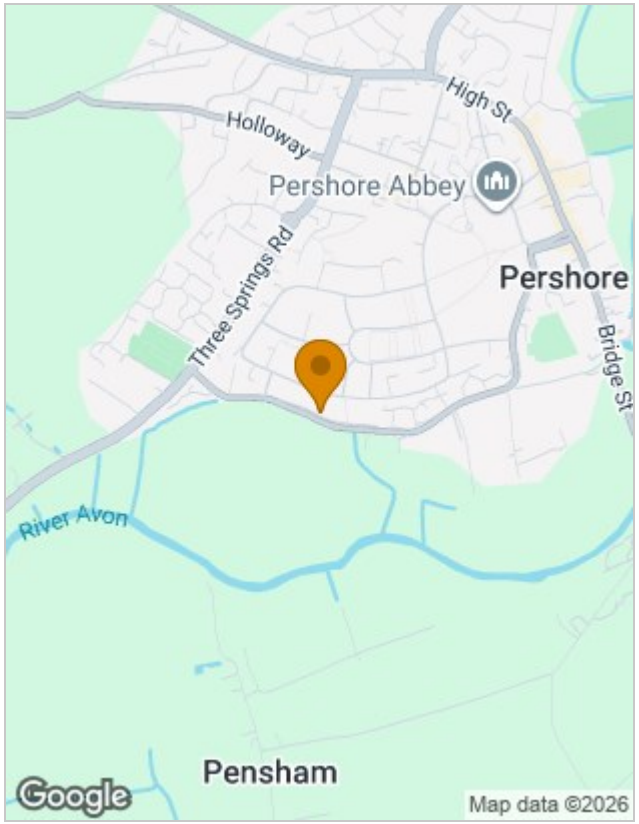
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

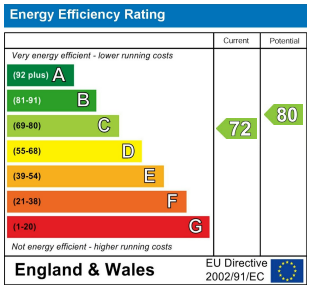
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk