

14 & 16 Broad Street,  
Persore, Worcestershire  
WR10 1AY



Telephone: 01386 555368

**ESTATE AGENTS**

**1 Court Cottages,**  
**Upper End,**  
**Birlingham,**  
**Worcestershire.**  
**WR10 3AA**

**For Sale**

**Offers over £300,000**



**A THREE BEDROOM PERIOD GRADE II LISTED COTTAGE  
IN NEED OF MODERNISATION SET WITHIN THIS POPULAR  
RURAL VILLAGE HAVING COTTAGE  
GARDEN AND GARAGE.**

Canopied Entrance, Dining Room, Sitting Room, Kitchen, Lean-to  
Utility Area, Cloakroom, Rear Lobby, Three Bedrooms,  
Bathroom, Rear Garden, Garage.

Council Tax Band: D

*Residential Sales Particulars*

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

**Email: [residential@bomfordandcoffey.co.uk](mailto:residential@bomfordandcoffey.co.uk)**

## **1 Court Cottages, Upper End, Birlingham, Worcestershire. WR10 3AA**

### **Situation**

This characterful 17<sup>th</sup> century Grade II listed period cottage is in need of modernisation. Once a groom's cottage to The Court, there is coach archway and drive to the rear garage which has been converted from stables. The cottage has a rear garden and access into the utility area and into the property where there is a kitchen and door into first reception/dining room. There is central fireplace and access round to the sitting room and the rear lobby (originally two cottages). Stairway leads up to a landing with two double bedrooms to the front and a bathroom and bedroom three on the rear. This picturesque cottage roof was thoroughly repaired in 1999, the garage roof in 2005 and also the chimney and it has recently been redecorated on the exterior. LPG bottled gas fuels the boiler and there is septic tank drainage shared by five cottages.

Birlingham is a popular residential village being approximately 1½ miles to the south of Pershore Town. To reach the village travel along the Upton upon Severn Road passing Tiddesley Wood and turning left at the top of the hill signposted Birlingham.

This village supports an active village hall and its various societies. There is a lovely village church and a local village public house. The village is set within a farming community being market gardening and livestock. There are scenic walks and a wildlife reserve with the River Avon on its course, under the slopes of Bredon Hill, on its way to Tewksbury to join the River Severn.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres, a hospital and a town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse; Cheltenham with National Hunt Horseracing, the Everyman Theatre and major shopping facilities; Worcester is approximately 10 miles distant with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

### **Viewing**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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### Property Comprises

Pedestrian access at present is used via the back door. There is visiting parking by the garage to the rear.

**Timber Front Door** with canopy over, lantern light, doorbell and metal cast furnishings and opaque bottle glazed window.

Wrought iron gate to the rear leads into the garden and access into the lean-to utility room.



**Lean-to** measuring approximately 13'0" x 5'3" (3.96m x 1.6m) with plumbing for automatic washing machine, multi socket power points. There are glazed panels in timber frame with polycarbonate roof and wall light point. Door into

**Cloakroom** with low flush WC, wall mounted Vaillant gas boiler, Honeywell 24-hour time control and opaque glazed window. Light point.

**Kitchen/Breakfast Room** measuring approximately 18'0" x 7'2" (5.49m x 2.18m) with double panelled radiator, fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit. Wall mounted storage cupboards and space for free-standing cooker. Cooker point and extractor filter hood. Rear elevation windows and multi socket power points. Sliding door through to



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**First Reception/Dining Room** measuring overall approximately 12'8" x 13'9" (3.86m x 4.19m) with timber front door, BT point, wall light point and ceiling light. Picture rail, panelled radiator, exposed brick fireplace and power points. Front elevation period bay window with secondary double glazing. Pine door through to

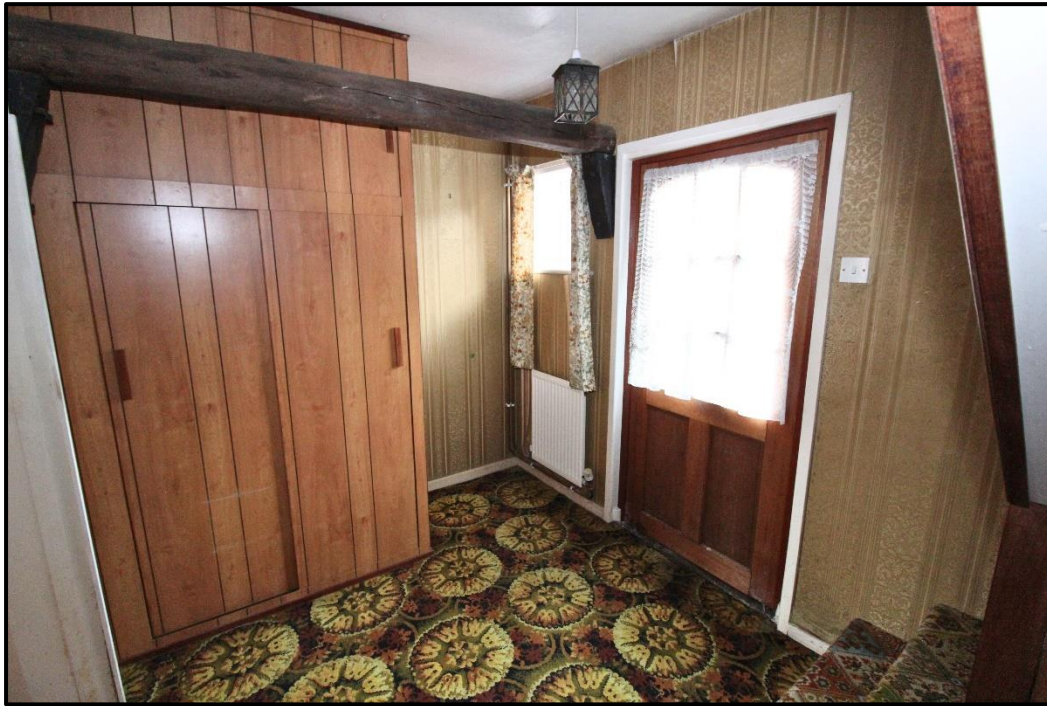


**Sitting Room** measuring overall approximately 14'2" x 12'7" (4.32m x 3.84m) with large chimney breast and open fire with mantle shelf, stone hearth and original storage cupboards to one side. TV aerial socket, front elevation period window with secondary double glazing, panelled radiator, light and power points. Further sliding door leads into



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**Rear Lobby** measuring overall approximately 11'2" x 7'3" (3.4m x 2.21m) with built-in storage cupboard, exposed timber beams, panelled radiator and under stair storage area. Pendant light, rear elevation window and half panelled glazed rear access door.



Stairway with banister rail leads up to first floor.

**Landing** pendant lights and storage area.

**Bedroom One** measuring overall approximately 14'4" x 11'7" (4.37m x 3.53m) with built-in wardrobe cupboard to side of chimney breast. Multi socket power points, TV aerial socket and pendant light. Panelled radiator and front elevation window with secondary double glazing.



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**Bedroom Two** measuring approximately 11'7" x 14'5" (3.53m x 4.39m) with further built-in cupboard with shelving adjacent to the chimney breast. TV aerial socket, pendant light, panelled radiator and power points. Front elevation window with secondary double glazing.



**Bedroom Three** measuring approximately 11'3" x 6'5" (3.43m x 1.96m) with ceiling light, wall light point, panelled radiator and multi socket power points. Rear elevation window with secondary double glazing.



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**Bathroom** comprising low flush WC, panelled bath and handwash basin with storage cupboard under. Tiled splashback and mirror over. Triton electric shower with shower head on wall bracket, shower curtain and rail over bath. Panelled radiator and rear elevation window with secondary double glazing. Built-in airing cupboard with slatted shelving and lagged hot water tank. Single element electric wall heater and pull cord light switch.



### **Outside the Property**

To the rear of the cottage there is garden with central lawn and ornamental pond together with stocked borders. There are two old timber garden sheds and there is space for a greenhouse. The propane gas bottles are stored to the rear of the property where there is bin storage area, outside lights.



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### Garage

The garage block is accessed under the coaching arch and up the shared driveway and situated within the converted stable block, the garage is number four from left to right with up and over door, measuring approximately 17'0" x 8'5" (5.18m x 2.57m). It is connected to power and has substantial timbers with first floor storage area.

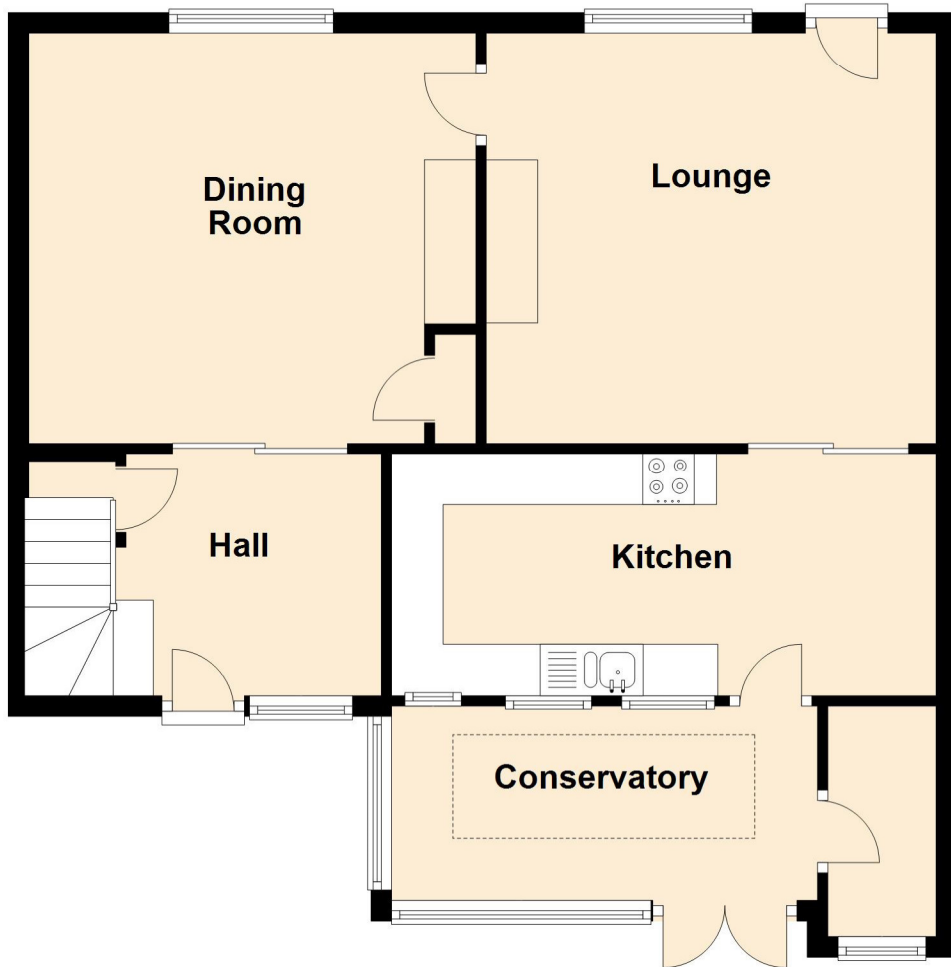


<b>Services</b>	Mains water and electricity are connected to this property. There is shared private drainage and LPG central heating. Telephones and extension points are subject to BT transfer regulations.
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.
<b>Tenure:</b>	The property is Freehold
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Persore WR10 1PT Telephone 01386 565000
<b>Council Tax:</b>	<b>Band D</b>



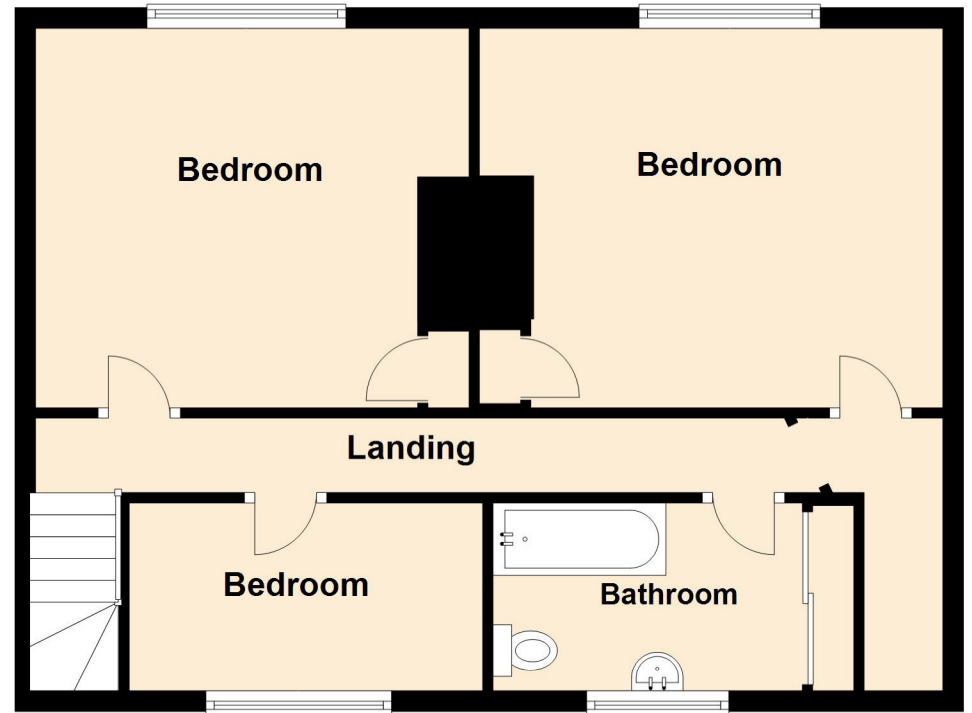
## Ground Floor

Approx. 67.7 sq. metres (729.2 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



Total area: approx. 124.5 sq. metres (1340.2 sq. feet)