

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



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ESTATE AGENTS

Lilac Cottage,
Berwick Lane,
Birlingham,
WR10 3AE

For Sale

Price £525,000



AN EXTENDED AND MUCH IMPROVED SEMI-DETACHED PERIOD FOUR BEDROOM COTTAGE SET ON THE OUTSKIRTS OF THIS POPULAR RURAL VILLAGE WITH GOOD SIZED GARDEN AND OFF ROAD PARKING Recessed Poarch, Lounge, Dinning Room, Kitchen/Breakfast Room, Utility Room, Cloak Room, Four Double Bedrooms, Family Bathroom, Oil Central Heating, Views to Bredon Hill.

Council Tax C, EPC: D(57)

Residential Sales Particulars

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Situation

Lilac Cottage is a semi-detached property built circa 1890 and has been greatly extended over the years now providing a lovely rural cottage with wood burning stoves, oil central heating and Travertine tiles over the ground floor. The excellent proportions to the rooms take in the advantage of the location and the views up to Bredon Hill, the cottage has double glazing and southernly aspect to the rear. There are pine ledged doors with thumb latches in keeping with the period. There are thermostatic controls to the radiators and log burning stoves in the lounge and the dining room. The kitchen has been recently upgraded and in keeping with the cottage and has granite worktop surfaces and a stable door to the rear into the garden. There is utility room and cloak room, a large dining room and a good-sized lounge with doors opening into the garden. The main landing gives access to four double bedrooms and a family bathroom. The cottage has gated access into a good-sized sunny garden with green house and garden store. The garden has much potential. The cottage is connected to private drainage.

This lovely semi-detached cottage is set of Berwick Lane on the outskirts of Birlingham overlooking meadow lands and distant views to Bredon Hill in the south.

The historic 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 and hospital and 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 five 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre

Viewing

BY APPOINTMENT ONLY

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 gate of the lane and pathway up to the recessed porch and entrance door.

Lounge measuring approximately 13'9" x 18'3" (4.23m x 5.57m) maximum with mellowed exposed brick fireplace having wood burner stove inset over brick heart with timber beam. Dual aspect double glazed windows and fully glazed double doors into garden with side panels. There is Travertine tiled floor covering, ample multi socket power points, ceiling lights and panelled radiators and TV aerial cable.
Panelled glazed door through to



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Dining Room measuring approximately 18'2" x 13'5" (5.54m x 4.11m) with ceiling lights and timber beam. Further wood burning stove inset to brick fireplace with timber beam over and brick hearth. Travertine ceramic floor covering, panelled radiators and front elevation double glazed window, under stair storage cupboard, multi socket power points and further glazed door into



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Kitchen / Breakfast Room measuring approximately 11'6" x 13'7"(3.53m x 4.17m) . Range of fitted kitchen units peninsula bar and granite worktop surfaces, with drawers and storage cupboards under. Electric ceramic hob with stainless steel extractor hood over, one and a half bowl porcelain sink unit with mixer tap, rustic travertine ceramic tiled surrounds and floor covering. Space for large double fronted fridge, built-in oven and grill, wall mounted storage cupboards, plate rack and display cabinet. Plumbed-in dishwasher and multi socket power points. Panelled radiator. Southernly dual aspect windows overlooking the garden. Inset ceiling lights, rear half panelled glazed stable door with security locks, BT socket and door into



Utility Room / Boiler with Worcester Bosch oil boiler, work top surface with plumbing for automatic washing machine. Space for tumble dryer, shelving and skylight, multi socket power points, panelled radiator and ceramic tiled floor covering. Door into



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Cloak Room comprising low flush WC, panelled radiator, pedestal hand wash basin with tiled splashback. Opaque glazed window, ceiling light and extractor fan, air vents. Pull cord light switch, continuation of ceramic floor covering, pendant light and coat hooks on rail
From the dining room stairway leads up to first floor with banister rail

Landing with panelled radiator, ceiling light and exposed ceiling timbers. Enclosed meter point/consumer unit

Bedroom One measuring approximately 11'7" x 12'7" (3.56m x 3.87m) having dual aspect double glazed windows, with rural views, pendant light, multi socket power points and BT Socket. Built-in wardrobe cupboards, panelled radiator and access hatch to roof void.



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Bedroom Two measuring approximately 9'5" x 13'8" (2.89m x 4.20m) with rear elevation double glazed windows (views), panelled radiator, timber wall panelling and laminate floor covering. Multi socket power points and pendant light.



Bedroom Three measuring approximately 10'1" x 10'2" (3.07m x 3.10m) with front elevation double glazed window, panelled radiator and laminate floor covering. TV aerial socket and multi socket power points. Exposed ceiling timbers and ceiling light point.

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Bedroom Four measuring approximately 16' 8" (4.87m x 2.43m) with front elevation double glazed window, panelled radiator and laminate floor covering, pendant light and further access hatch to roof void. TV aerial socket and multi socket power points.



Bathroom with ceramic floor covering with pedestal hand wash basin, bidet and low flush



WC. Ceramic tiled panelled bath, a white suite with tiled surrounds, glazed shelf and wall mirror. Panelled radiator, inset ceiling lights and exposed timber beams. Mira electric shower with shower head on wall bracket and folding shower screen. High level shelf and pull cord light switch. Walk-in airing cupboard with lagged hot water tank, slatted shelving and pull cord switch with double fronted doors.

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Outside the Property

This pleasant good-sized garden having a predominantly south facing aspect with sculptured lawn, mature borders, magnolia and walnut trees, has much potential for an enthusiastic gardener. There is aluminium greenhouse and veggie plot. The septic tank is to the rear of the property and there is gated vehicular access of the lane.

There are outside lights on the corners of the property.



Views to Bredon



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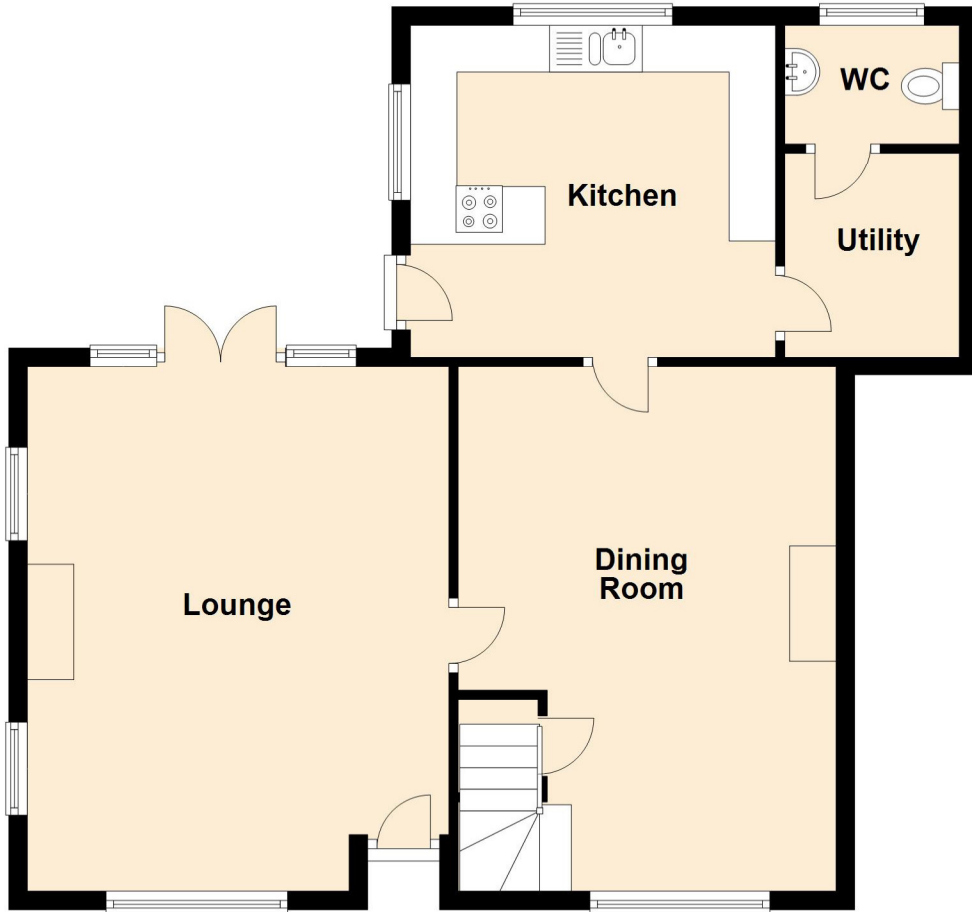
Services Mains electricity and water are connected to this property Drainage is to a septic tank. There is oil fire central heating. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings Only those items specified in these details are included in the sale of the property.

Tenure The property is Freehold.

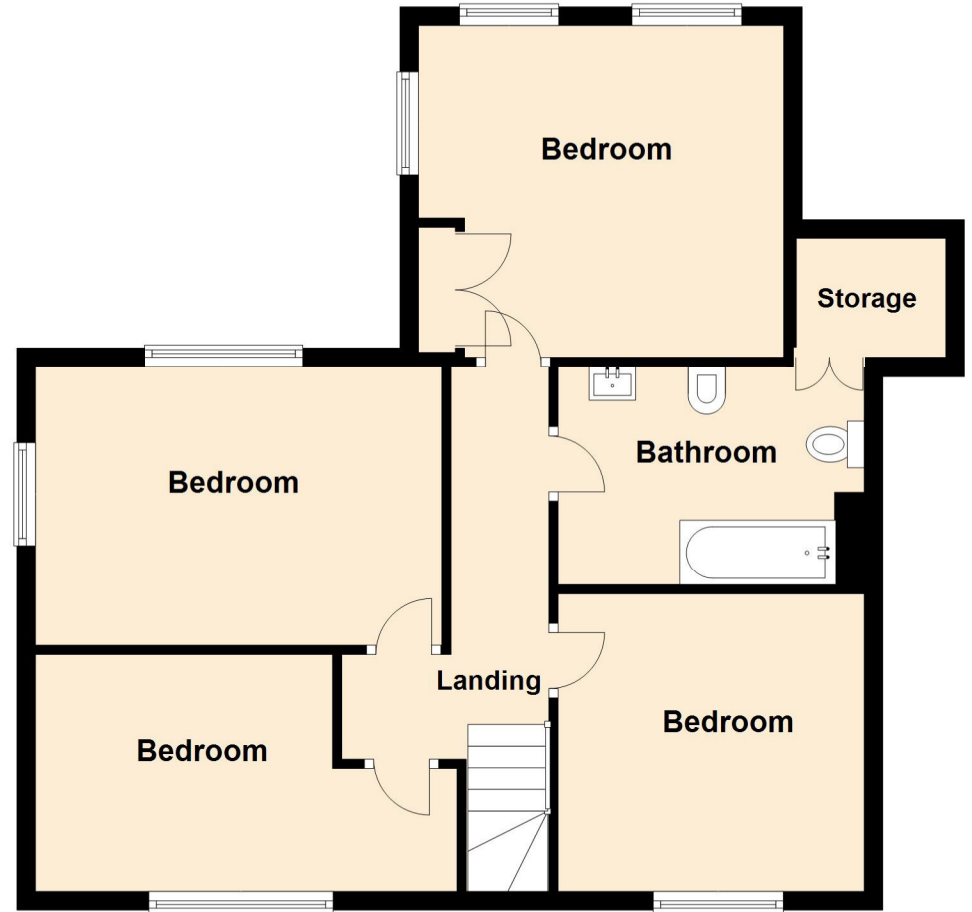
Local Authority Wychavon District Council,
The Civic Centre,
Station Road,
Persnore,
WR10 1PT Telephone 01386 565000

Council Tax Band C



Ground Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)

Total area: approx. 137.3 sq. metres (1477.4 sq. feet)