



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

2 Court Cottages
Birlingham
WR10 3AA

For Sale

Price £249,950



**A CHARACTERFUL TWO BEDROOM GRADE II LISTED
MID-TERRACED COTTAGE WITH OFF ROAD PARKING
GARAGE AND COTTAGE GARDEN OIL CENTRAL HEATING
Entrance, Lounge/Dining Room, Fitted Kitchen, Ground Floor
Bathroom/Shower, Rear Entrance Porch, Two Double Bedrooms,
Rear Garden, Parking, Garage.**

Council Tax Band:C EPC:E (42)

Residential Sales Particulars

2, Court Cottages, Birlingham, Nr Pershore, Worcestershire WR10 3AA

Situation

Number 2 Court Cottages, is a mid-terraced Grade II Listed two bedroom cottage with driveway and rear parking and single garage with stairway to first floor storage and connected to light and power. The cottage is the owner of the adjacent rear drive and the garden has been divided to give further off road parking. There is metal oil storage tank and rear access into a lean-to porch with back door into lobby and a ground floor bathroom. There is a boiler room and fitted kitchen and useful understairs storage area, the main living room/dining room is a good sized with Villager woodburning stove and front bay window. On the first floor there are two bedrooms. The property is connected to private drainage shared by 5 cottages.

The village of Birlingham is a popular residential village among rural farmland with local free house public house and a church, there are walks to the river Meadows and River Avon and local village active village hall. Birlingham provides good access to all main centres and Pershore is approximately 3 miles distance.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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

Canopied Entrance with timber front door having 'bottle glazed' panel, security lock ledge and brace with internal bolts into

Living / Dining Room

measuring approximately 14'5" x 13' (4.39m x 3.96m) with exposed brick chimney breast and Villager wood burning stove inset over brick hearth. Wall light points, multi socket power points, panelled radiator and Open Reach Master BT socket. Front elevation double glazed bay window, ceiling beam. Chinese slate floor covering, TV aerial point and timber door through to



Kitchen measuring approximately 11'3" x 7'2" (3.42m x 2.18m) with range of fitted kitchen units comprising of work top surfaces, drawers and storage cupboards under. Space for fridge, cooker point and multi socket power points. Corian laminated one and a half bowl sink unit with mixer tap and ceramic tiled surrounds. Wall mounted storage cupboards, work top surface lighting, display cabinets and rear elevation double glazed window. Extractor fan and terracotta tiled floor covering. Panelled radiator, under stair storage area with power point (ideal for freezer), light point, coat hooks and timber ledged door with thumb latch into



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Rear lobby with boiler cupboard (Worcester Heat Slave), hanging rails and further timber door into

Shower Room with low flush WC, shower with sliding screen doors to plumbed in shower with manual controls and shower head on wall bracket. Pedestal hand wash basin and upright towel rail / radiator. Extractor fan, rear elevation opaque double-glazed window. Ceiling light and ceramic tiled surrounds, enclosed panelled radiator and ceramic floor covering.



Rear Covered Way of timber construction, poly carbonate roof, ceiling light and side windows. Rear panelled glazed back door with side window and tiled floor covering.

Stairway from kitchen with banister rail leads up to first floor with

Panelled radiator, exposed wall timbers and pendant light. Access hatch to roof void

Bedroom One measuring approximately 12'4" x 14'9" (3.76m x 4.5m) with chimney breast intrusion, period fireplace and exposed wall timbers. Panelled radiator, BT extension point and multi socket power points. Front elevation window, TV aerial cable and pendant light.



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Bedroom Two (Rear) measuring approximately 9' x 11'9" (2.74m x 3.58m) with pendant light, multi socket power points, panelled radiator and rear elevation window, exposed wall timbers and fitted shelving.



Outside the Property

There is cottage garden to the rear with paved walkway, well and metal oil tank. Outside power point and sensor light. There is a cherry tree and raised borders, picket fence and gate. To the rear there is parking area and the cottage owns the driveway adjacent to the garages.



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Garage measuring approximately 17' x 9' 5 (5.18m x 2.87m) with up and over door, independent electric fuse box for power and lighting, internal stairway up to useful first floor storage area with light and power.



Services There is private drainage to septic tank, Oil Central heating. Severn Trent for water. 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.

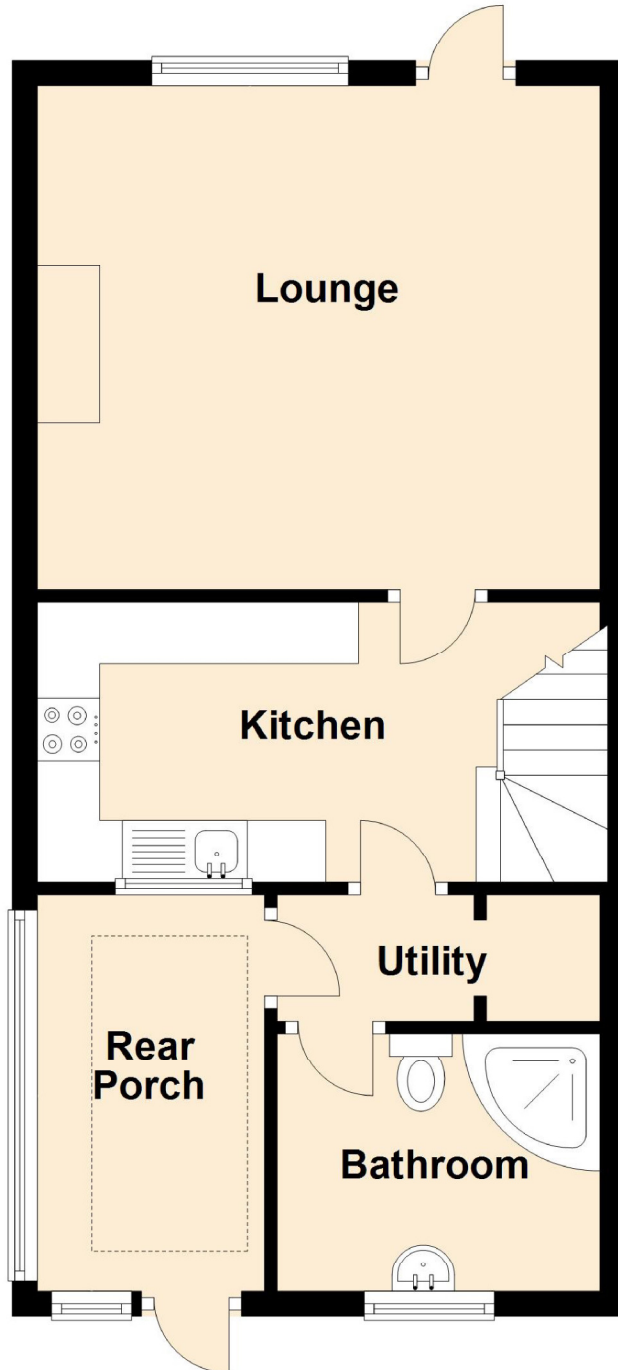
Tenure: The property is freehold.

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

Council Tax: Band C

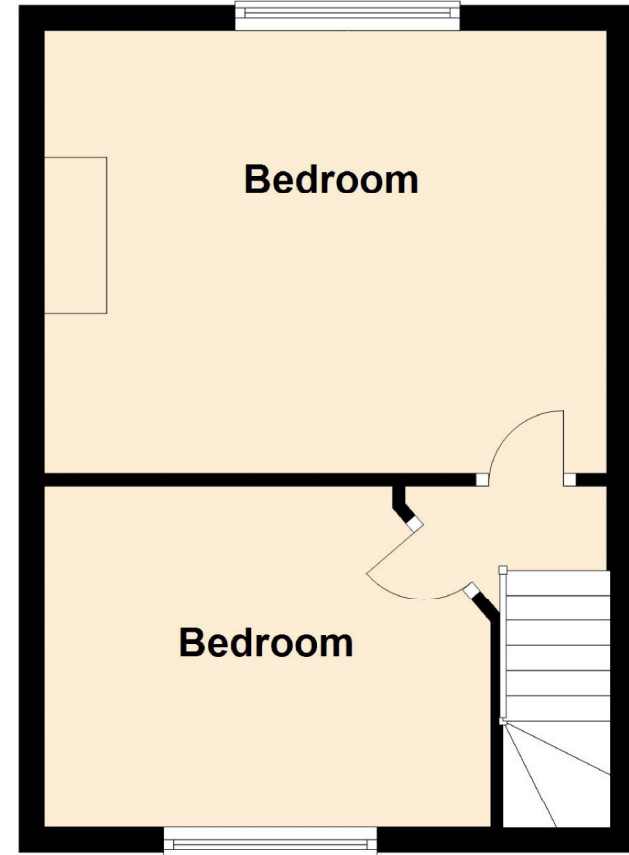
Ground Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.8 sq. feet)



Total area: approx. 71.7 sq. metres (772.1 sq. feet)