



The Birches Whitehall Lane, Pershore, WR10 3AB

Offers over £695,000





# The Birches Whitehall Lane

Pershore, WR10 3AB

- 3 Bedroom Detached House
- 3 Reception Rooms
- Beautifully Presented
- Wrap Around Established Garden
- Chain Free
- Countryside Location with Far Reaching Views
- Integral Garage
- Bedrooms With Built In Wardrobes
- Ample Parking

A wonderfully presented 3 bedroom detached house set within the picturesque village of Birlingham, near Pershore, offered to the market chain free.

Upon arrival you will be welcomed by a beautifully established front garden, and sweeping driveway - complete with wooden gates for privacy. The garden wraps around the property offering a real 'countryside' treat. Entrance through to the spacious hallway, leading to the integral garage with light and power. Through from the hallway is the modern kitchen with a variety of fitted units & integral appliances. The dining room sits to the side of the kitchen, offering a useful space for hosting. In addition to the dining room, the property also boasts 2 further reception rooms. The main living room has bifold doors overlooking the front of the property and a log burner, the conservatory is also situated to the front and is flooded with natural light. To finish the ground floor is a useful downstairs cloakroom and understairs storage.

'U' shaped staircase elevating to the first floor where the 3 bedrooms and the family bathroom are located. Bedrooms 1 & 2 are both generous size doubles with built in wardrobes, and bedroom 3 is a single room again benefitting from built in wardrobes. Bedrooms 1 & 2 both offering far reaching views - the perfect spot to start the day! The family bathroom is offered with a 4 piece suite - a bath, basin, WC and galley style walk in shower.

Externally, the star of the show is the wonderfully established and manicured garden. Wrapping around the property it offers the perfect blend of privacy and views out to the countryside. The gardens are also accompanied by a pond, pergola, oversize workshop shed, raised beds and parking for multiple vehicles.

If a countryside retreat with an outstanding outlook, modern style living and a large amount of space to entertain is what you are looking for, then look no further.



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## 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 F

**EPC Rating** D

## 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.





Floor Plans



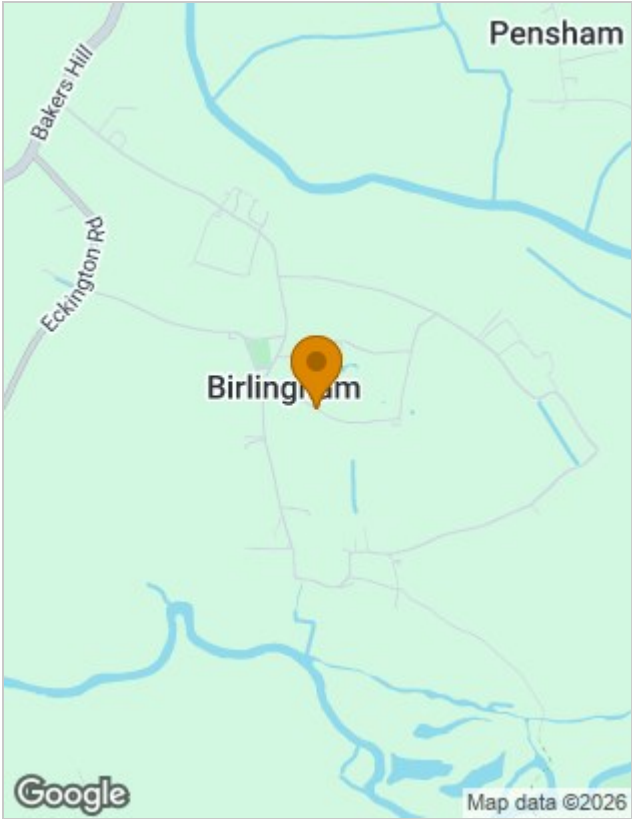
Viewing

Please contact our Pershore Sales 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

Location Map



Energy Performance Graph

