



3 Court Cottages Upper End, Birlingham

Pershore

Guide Price **£475,000**

 **JONES &
ASSOCIATES**

BESPOKE ESTATE AGENCY



3 Court Cottages Upper End

Birlingham, Pershore

- No onward chain
- 3 Court Cottages - charming & beautifully presented
- Grade II listed four-bedroom cottage Offering spacious rooms
- Beautiful country-style kitchen/breakfast room with exposed Oak beams
- Spacious living room with a wood-burning stove
- Garage with an adjoining workshop or office
- Parking for two cars
- Nestled in the picturesque village of Birlingham

3 Court Cottages is a charming and beautifully presented grade II listed four-bedroom cottage offering spacious rooms, a garage with an adjoining workshop or office, and convenient parking.

Council Tax band: D

Tenure: Freehold



The accommodation comprises a beautiful country-style kitchen/breakfast room with exposed Oak beams, base units and a range electric cooker (negotiable) which leads into a breakfast dining area, with fireplace. Beyond this room is a double bedroom with a shower room & W.C., which can also serve as a guest cloakroom. The spacious living room features parquet-style flooring, a brick fireplace surround with an inset wood-burning stove, access to a utility room, and stairs leading to the first floor. It flows into another generously sized reception room, which includes an additional (untested) wood-burning stove.

To the first floor is a characterful landing area with exposed beams and access to an airing cupboard, two double bedrooms and one single bedroom, and a contemporary family bathroom with an independent shower, freestanding bath, hand basin and W.C.

The property also benefits from exposed Oak beams, Oil & LPG fired central heating, parking, and is in the catchment area for Bredon Hill Academy and Prince Henry's Academy High School.

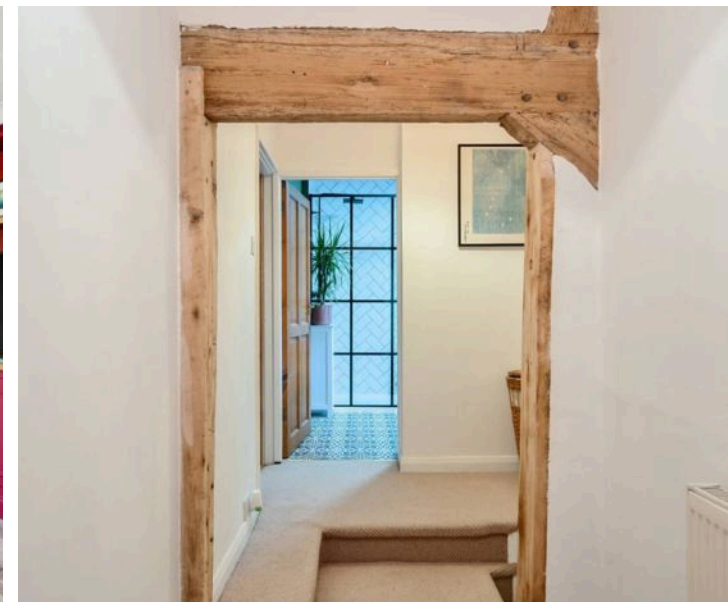
EXTERNALLY

The low-maintenance garden is bordered with various seating areas, including raised wooden decking, and a lawned area with artificial grass.

The 17'6" x 16'4" garage offers ample space for both vehicle storage and a workshop area. The upper floor of the garage could be used as an office or an additional workshop space.

LOCAL AREA

Birlingham is a sought-after and vibrant village situated midway between Pershore and Tewkesbury with its village pub, The Swan, famed for its gastronomic delights, a popular village hall, cricket club and the well-known vintage & classic car rally held every July of each year.





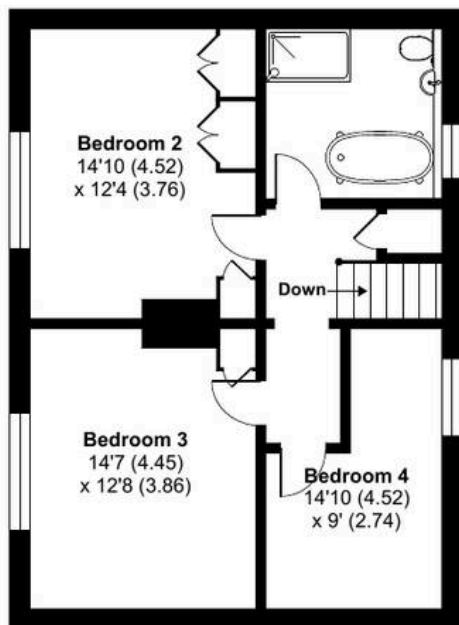
Court Cottages, Upper End, Birlingham, Pershore, WR10

Approximate Area = 1744 sq ft / 162 sq m

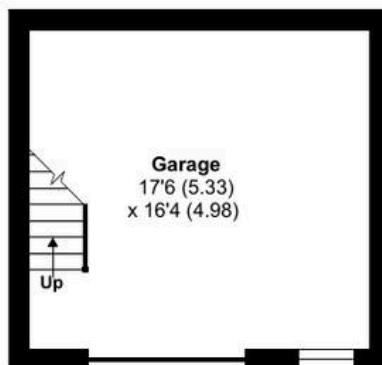
Garage = 535 sq ft / 49.7 sq m

Total = 2279 sq ft / 211.7 sq m

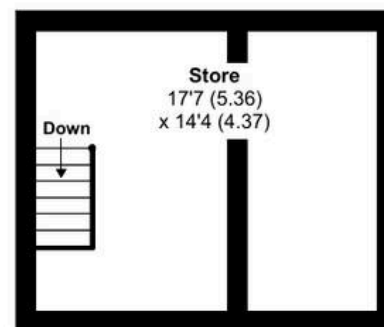
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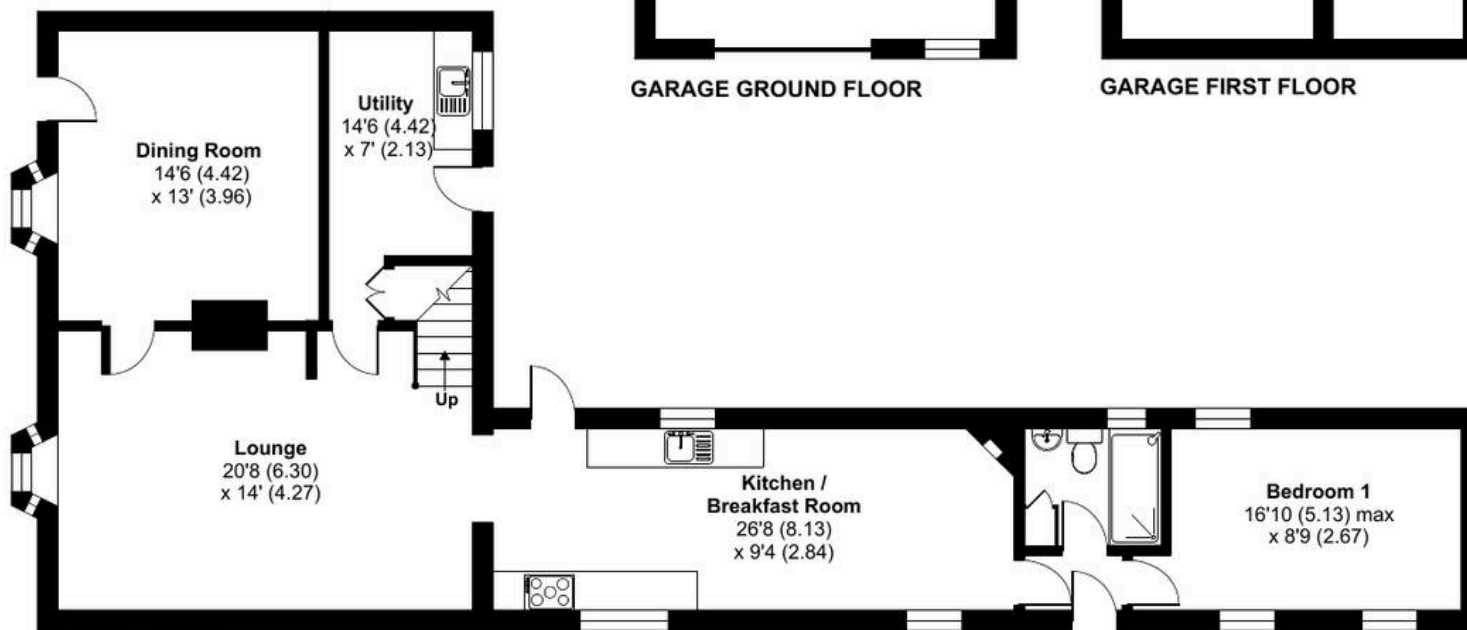
FIRST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Jason Jones & Associates. REF: 1197217



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