



4 Church Street, Birlingham
Pershore

Guide Price **£400,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



4 Church Street

Birlingham, Pershore

- A charming and surprisingly spacious three double bedroom cottage
- Fitted kitchen with a wood burning Aga & pantry
- Living room with floor-to-ceiling windows, wood-burning stove & study area
- Dining room with a brick fireplace surround & wood burner
- Utility room & downstairs shower room
- Three double bedrooms
- Lovely family bathroom with a freestanding bath
- Established south facing rear garden and parking
- Nestled in the picturesque village of Birlingham
- Catchment area for Bredon Hill Academy and Prince Henry's Academy High School

Council Tax band: C

Tenure: Freehold

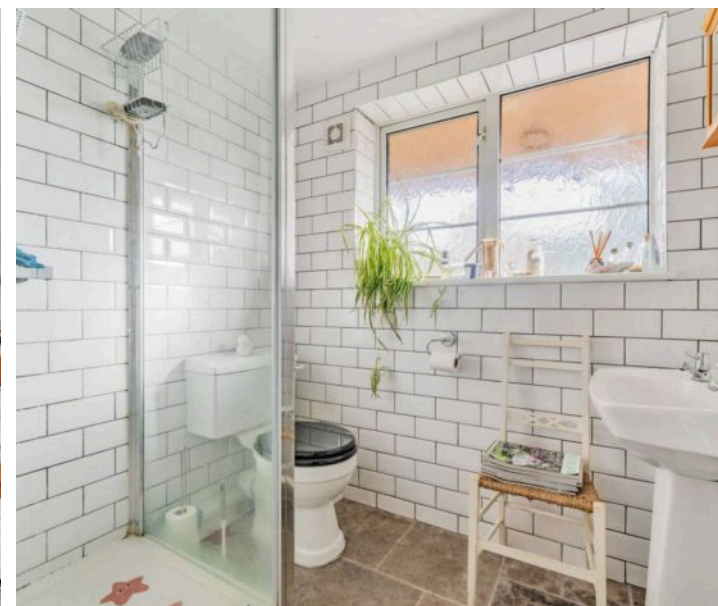
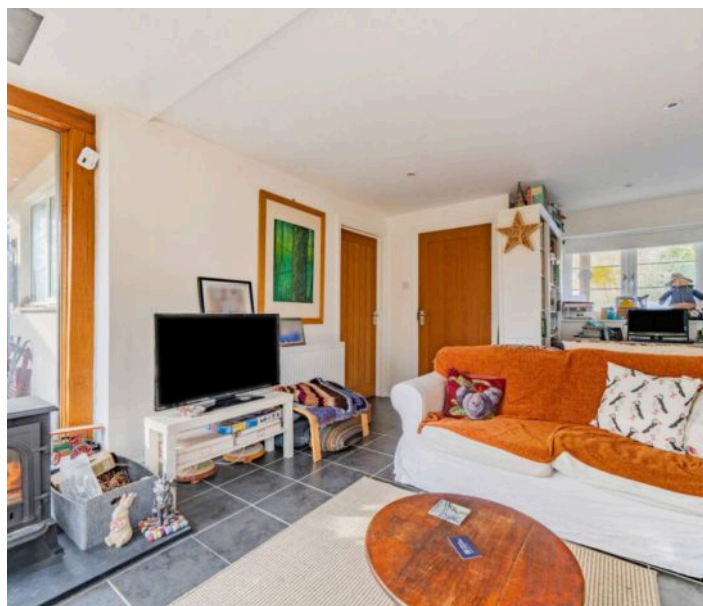
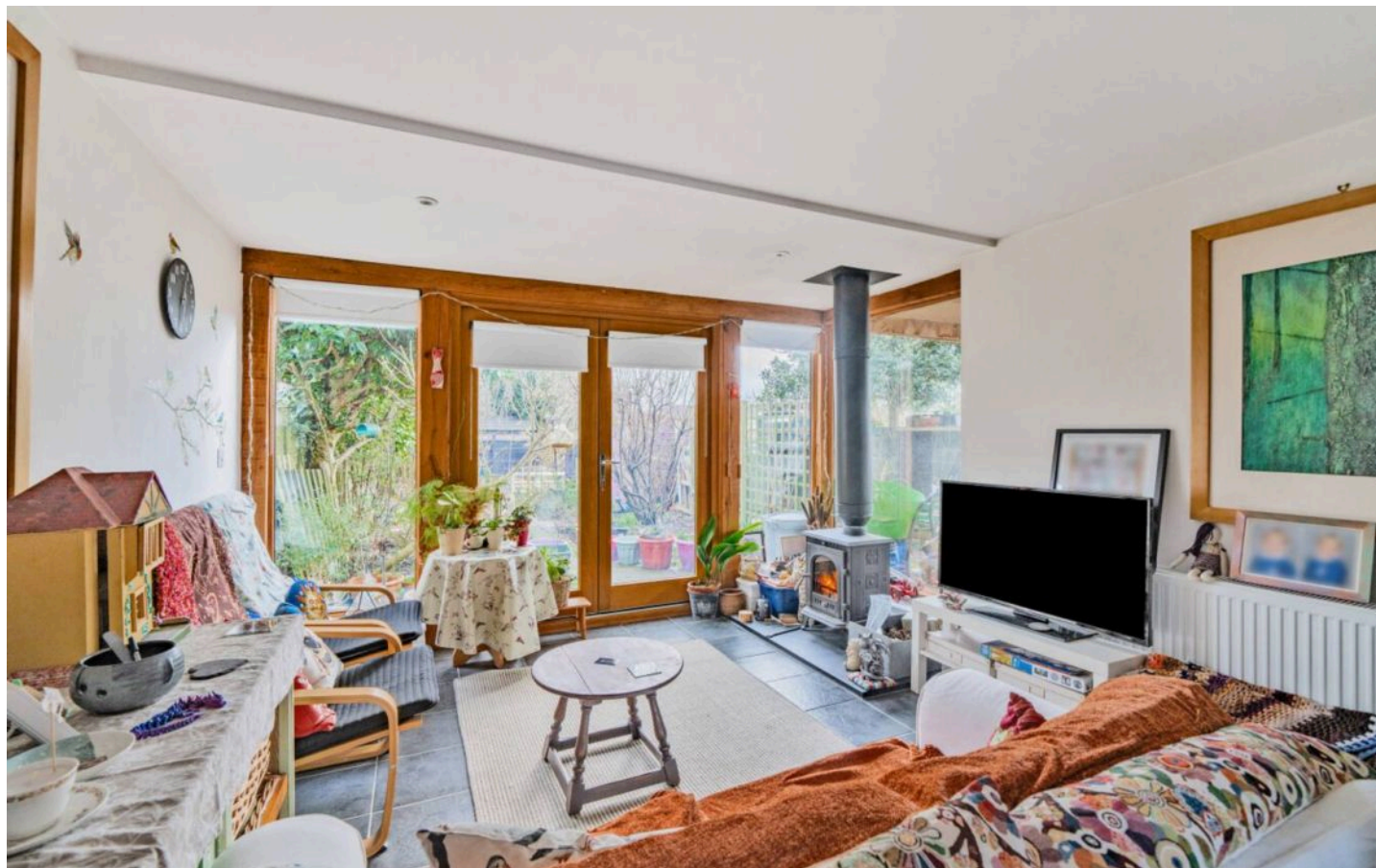
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Birlingham is a sought-after 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.

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 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.





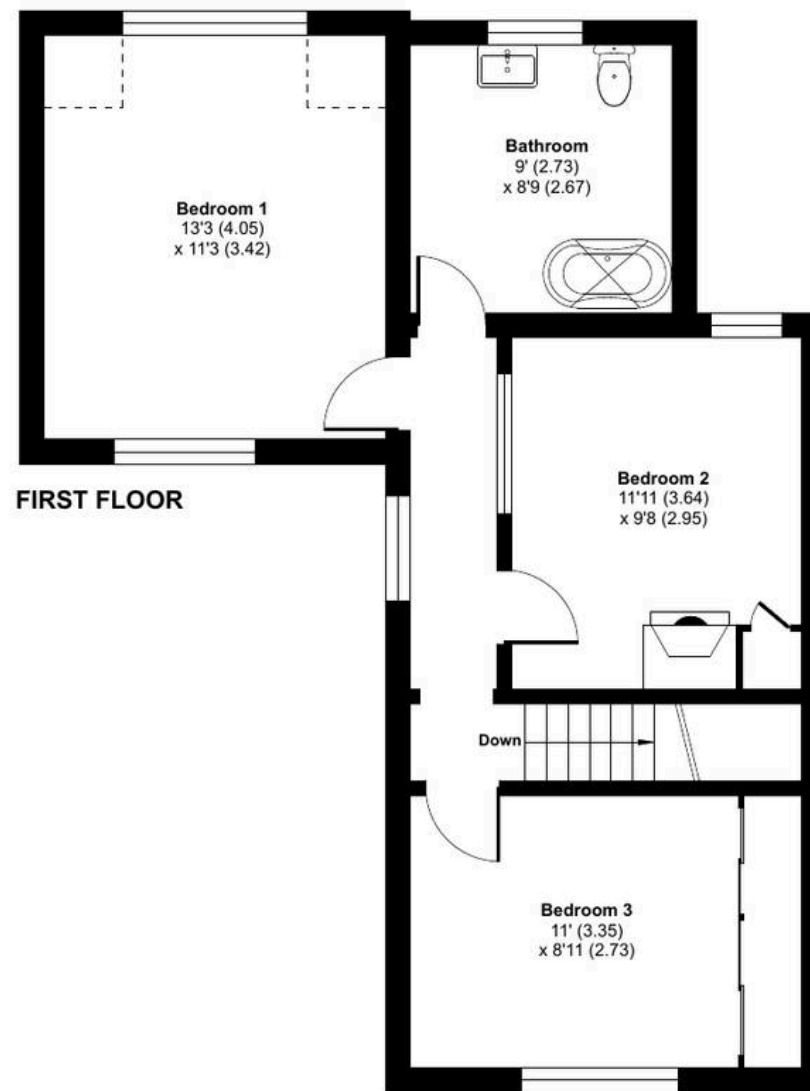
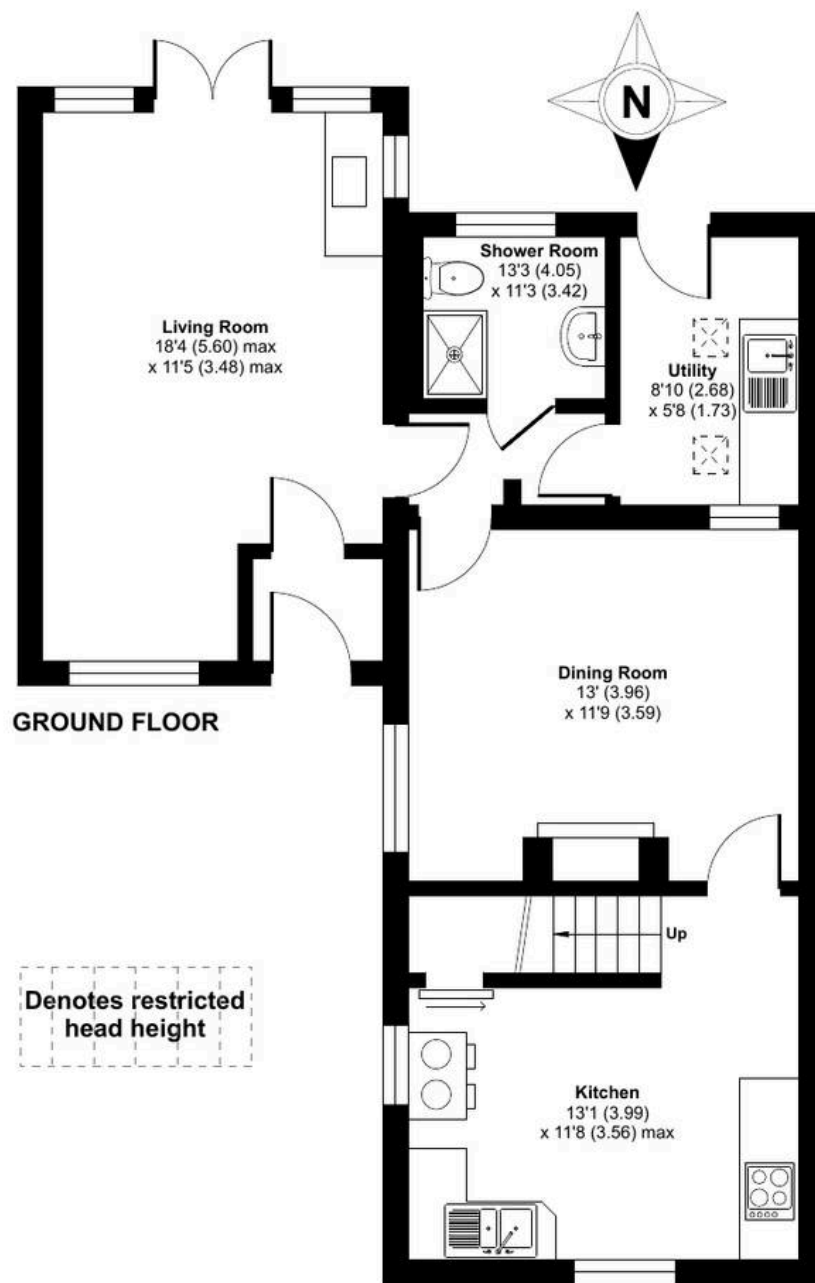
Church Street, WR10

Approximate Area = 1225 sq ft / 113.8 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Total = 1240 sq ft / 115.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jason Jones & Associates. REF: 1249809



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