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**Orchard View,**  
**Church Street,**  
**Birlingham,**  
**WR10 3AQ**

**For Sale**

**Price £485,000**



**A CHARMING THREE BEDROOM PERIOD COTTAGE MODERNISED AND NOW BEAUTIFULLY PRESENTED TOGETHER WITH DETACHED GARAGE, COTTAGE GARDENS AND DISTANT VIEWS TO BREDON HILL.**

Canopied Entrance, Reception Hall, Cloakroom with Shower, Utility Room/Boot Room, Attractive Fitted Kitchen/Breakfast Room, Good Sized Lounge/Dining Room (Wood Burning Stove), Three Double Bedrooms, One En-Suite Bathroom, Family Bathroom, Driveway, Detached Garage, Enclosed Gardens.

*Residential Sales Particulars*

## **Orchard View, Church Street, Birlingham, Worcestershire. WR10 3AQ**

### **Situation**

Orchard View is a lovely late Victorian period mellowed brick cottage having been the attention of the present vendors and is now beautifully presented. The interior of the cottage is well planned with character beams, modern fixtures and fittings, a wood burning stove and good-sized rooms throughout. The kitchen/breakfast room is the hub of the house with modern working kitchen with Cookmaster cooker with fan ovens and five ring ceramic hob. There is a fitted fridge and dishwasher and pleasant south facing window overlooking the cottage garden. The property has thumb latch doors in keeping with the character, there are dimmer switches, BT sockets and modern electrics.

Outside the property there is a good-sized detached garage with very tidy gardens to front and rear and the oil storage tank is discreetly situated to the side of the property.

Agents note: A most desirable modernised village property within walking distance to the local public house and the church.

Birlingham is a popular residential village being approximately 1½ miles to the south of Pershore Town. To reach the village travel along the Upton upon Severn Road passing Tiddesley Wood and turning left at the top of the hill sign posted Birlingham.

This village supports an active village hall and its various societies. There is a lovely village church and a local village public house. The village is set within a farming community being market gardening and livestock. There is a vintage car supporters club and other sporting activities organised within this village. There are scenic walks to a wildlife reserve on the wetland to the River Avon.

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.

Off Station Road there is the railway link to London Paddington or Worcester. The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outline regions. The motorway is approximately nine 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 and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

### **Viewing**

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 solid timber front door, door knocker and metal furnishings, security lock into

**Reception Hall** measuring approximately 10'6" x 11'10" (3.2 x 3.61m) with quarry tile floor covering, double panelled radiators (TRV), under stair storage cupboard, wall light points, coat hooks and ceiling light. There is a Honeywell wall mounted thermostatic control for central heating. Front elevation glazed windows, multi socket power points, BT socket. Stairway leading to first floor and doors off to



**Cloak Room** measuring approximately 5'72" x 6'0" (1.57m x 1.82m) with modern suite of low flush WC, wall mounted hand wash basin with mixer tap and tiled splash back. Chrome accessories, double panelled radiator with TRV. Sliding screen door to walk-in shower with manual temperature control, shower head on wall bracket. Ceramic tiles surrounds, extractor fan and ceiling lights.

**Utility Room** measuring approximately 7'8" x 11'4" (2.34 x 3.45m) with fitted porcelain sink with mixer tap. Worktop surfaces and plumbing for washing machine, space for tumble dryer. Oil central heating boiler with Honeywell control unit. Inset ceiling lights and extractor fan. Side elevation mullioned window with blind. Panelled radiator (TRV), rear stable door with security locks and metal furnishings. Storage space for upright fridge/freezer, ample multi socket power points.

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**Lounge / Dining Room** measuring overall approximately 21'7" x 16'6" (6.58 x 5.03m) maximum with front elevation panelled glazed mullioned windows, double panelled radiators with TRV's, period exposed brick fireplace with wood burning stove and timber beam over, brick hearth. Multi socket power points, TV aerial socket, ceiling beams and wall light points. Rear elevation window overlooking the garden. Dimmer switches, thumb latch door into



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**Kitchen/Breakfast Room** measuring overall approximately 16'2" x 10'7" (4.93 x 3.23m) with double panelled radiator with TRV. Range of fitted kitchen units having ample work top surfaces, single drainer stainless steel sink unit with mixer tap. Base level drawers and storage cupboards. Fitted fridge and dishwasher. Cookmaster electric cooker with fan ovens, grill and top oven. 5-ring ceramic hob. Inset ceiling lights, extractor fan and consumer unit. Further wall mounted storage cupboards. Ample multi socket power points. Rear elevation panelled glazed window, solid timber rear door with security locks and bottle glazed panel. BT socket, (further thumb latch door leads back into the hall).



Stairway leading up to first floor with bannister rail

**Landing** measuring approximately 3'9" x 14'1" (1.14m x 4.29m) with ceiling light points, multi socket power points, double panelled radiator (TRV), rear elevation window, roller blind and views to Bredon Hill. Access hatch to roof void. Thumb latch doors off to

**Bedroom One** measuring approximately 10'7" x 10'8" (3.23 x 3.25m) with feature Victorian fireplace, ample power points, TV aerial socket and rear elevation window. Ceiling light and built-in wardrobe cupboard with rail. Double panelled radiator (TRV), BT socket.



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**En Suite Bathroom** measuring approximately 10'4" x 8'4" (3.15 x 2.54m) maximum with timber panelled bath, tiled surround, mixer tap and telephone handle shower attachment. Dual aspect windows with blinds. Low flush WC, pedestal hand wash basin and panelled radiator. Inset ceiling lights, pull cord light switch and extractor fan.



**Bedroom Two** measuring approximately 12' x 10'6" (3.66 x 3.2m) with rear elevation panelled glazed window, feature ornamental fireplace, built-in wardrobe cupboard with rails, light and power points. Panelled radiator (TRV).



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**Bedroom Three** measuring approximately 12' x 10'5" (3.66 x 3.18m) with front elevation window, built-in wardrobe cupboard with rail, panelled radiator (TRV), ample multi socket power points and ceiling light point.



**Bathroom** measuring approximately 7'4" x 7' 1" (2.24 x 2.16m) with front elevation window with venetian blind, timber panelled bath with tiled surround, mixer tap and telephone handle shower attachment. Mira electric shower over with shower head on wall bracket, folding shower screen. Pedestal hand wash basin and low flush WC. Panelled radiator, inset ceiling lights, extractor fan and pull cord light switch, fitted wall mirror.



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**Outside the property**

To the front there is attractive cottage garden with crazy paved footpath up to the front door. Separate front lawns with seasonal borders, shrubs and spring flowers.

**Driveway** having tarmacadam hardstanding and stocked borders, boundary fence and low retaining wall to



**Detached Garage** measuring internally approximately 16'9" x 11' (5.11 x 3.35m) maximum with rear elevation window, double timber doors to the front and courtesy door to the side, light and power points.

**To the Rear of the Property** there is continuation of crazy paved pathway to the canopied back door. There is outside tap and stable door into the utility room. To the west gable there is gravelled area, useful garden store and concealed oil tank storage. The rear cottage garden is beautiful presented with further stocked borders to rear lawn, there is lavender and mature privet, wisteria, rose and rosemary.



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**Services** Mains water, electricity and drainage are connected to this property. There is oil 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 E**

# Energy Performance Certificate

Orchard View, Church Street, Birlingham, PERSHORE, WR10 3AQ

**Dwelling type:** Detached house      **Reference number:** 8104-0730-7029-0107-0823  
**Date of assessment:** 07 August 2012      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 07 August 2012      **Total floor area:** 130 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

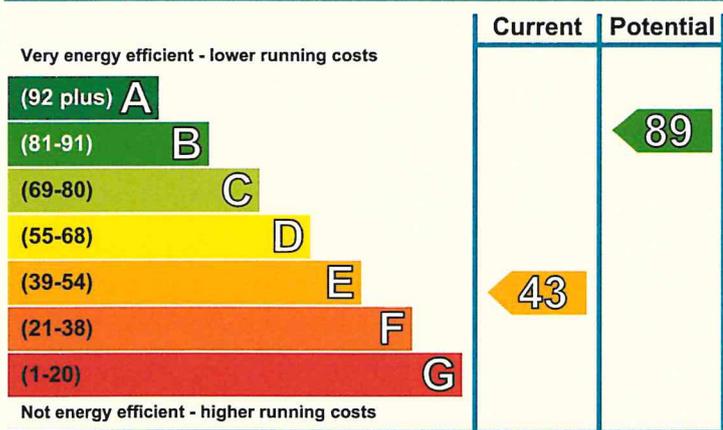
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,403</b>
<b>Over 3 years you could save</b>	<b>£ 3,375</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 186 over 3 years	
Heating	£ 4,575 over 3 years	£ 1,554 over 3 years	
Hot Water	£ 471 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 5,403</b>	<b>£ 2,028</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

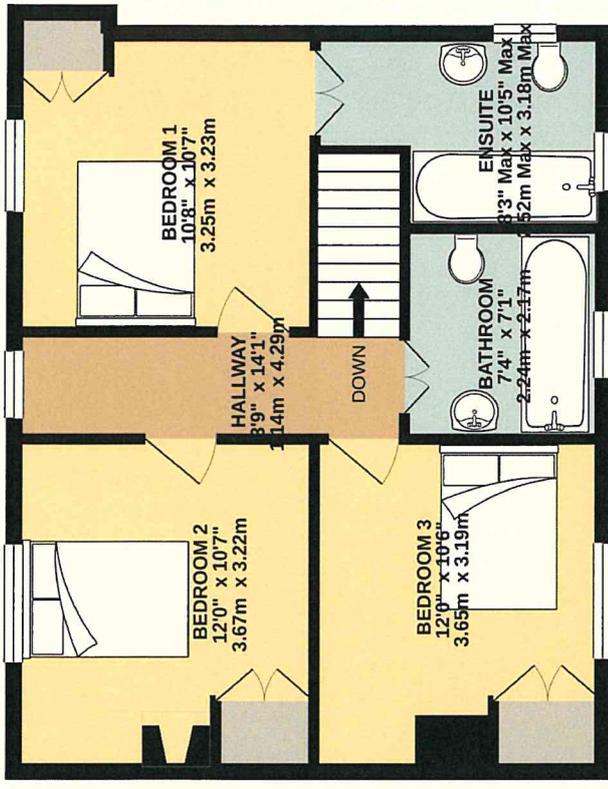
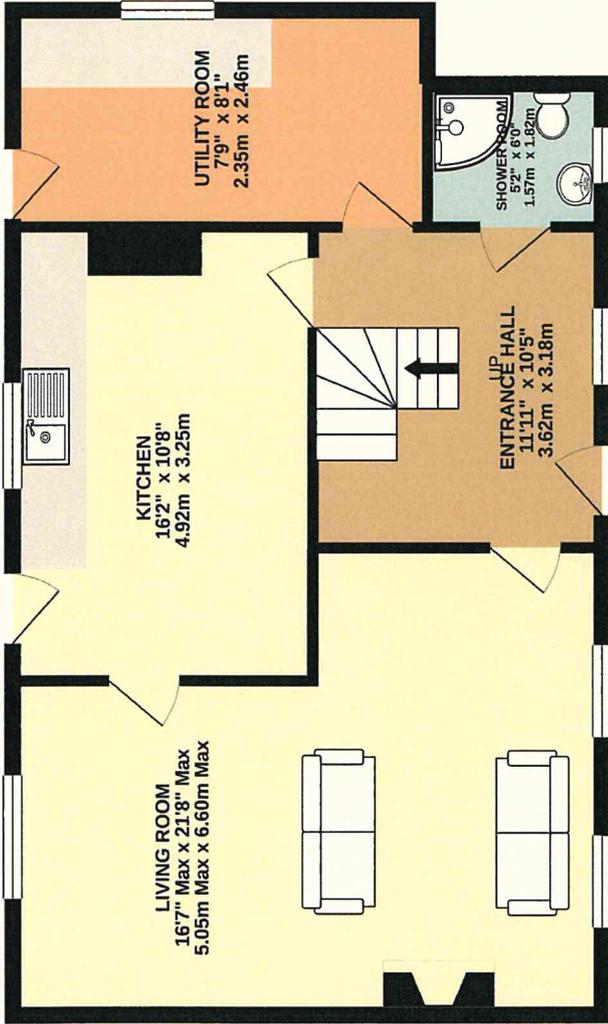
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 102
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 186
3 Cavity wall insulation	£500 - £1,500	£ 117

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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