



Birch View House Main Street, Pershore, Pinvin WR10 2ES

Guide price £550,000





Birch View House Main Street

Pinvin
Persnore, WR10 2ES

- A individually built detached home located in a non estate position
- Flexible living and accommodation
- Offered to the market in pristine order and ready to move into
- 4 Bedroom Detached Home
- The ideal downsized
- Single Garage & Block paved drive giving additional parking
- Energy Efficient - Air Source Heat Pump
- The single garage is oversize brick and block built making it easy for conversion to a Gym or Office. (STPP)

An individually designed detached residence occupying a desirable non-estate position, Birch View House is presented to the market in immaculate, show-home condition throughout. Combining contemporary styling with exceptional energy efficiency, this impressive home offers modern family living at its finest and must be viewed in person to be fully appreciated.

Extending to over 1,600 sq ft of beautifully appointed accommodation, the property has been thoughtfully designed to suit a wide range of buyers, from growing families to professional couples seeking flexible and versatile living space. Every room has been finished to an exceptional standard, creating a home that is both stylish and practical.

The ground floor briefly comprises a welcoming entrance hall, convenient downstairs WC, a spacious and light-filled lounge/dining room ideal for both relaxing and entertaining, and a versatile 4th bedroom which could also serve as a study. The stunning contemporary kitchen/diner forms the heart of the home, offering ample space for family dining and social occasions, complemented by a separate utility room for added convenience.

To the first floor are three generously sized bedrooms, including a superb principal suite featuring a walk-in wardrobe and modern en-suite shower room. Bedroom three is currently configured as an additional dressing room/walk-in wardrobe but can easily be reinstated as a bedroom if required. A stylish family bathroom completes the first-floor accommodation.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear, providing attractive outdoor spaces for entertaining and family enjoyment. A driveway offers ample off-road parking and leads to a single garage.

Offering a rare combination of location, presentation, energy efficiency and flexible living accommodation, Birch View House is an outstanding modern home that deserves to be high on the viewing list for any discerning purchaser.

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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 E

EPC Rating B

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.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

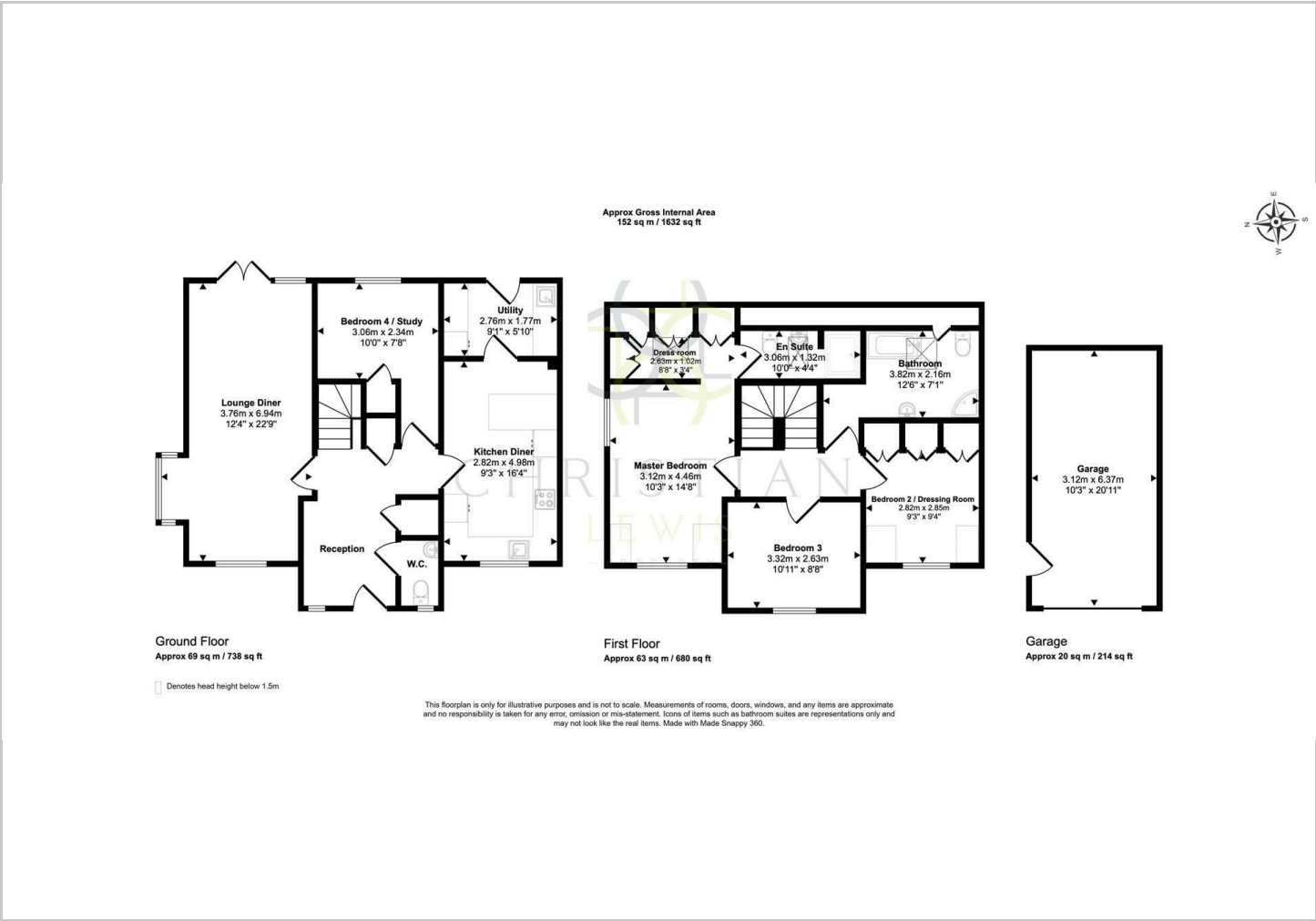
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



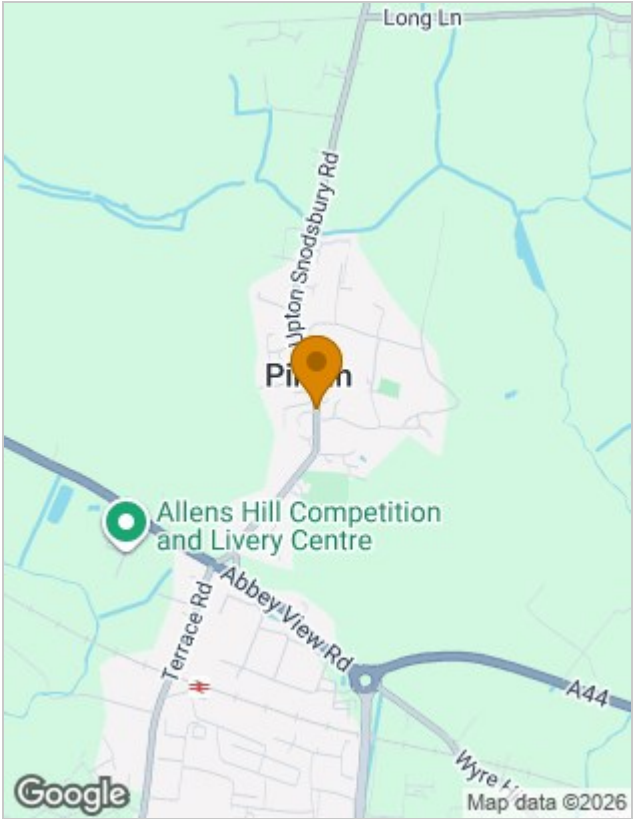




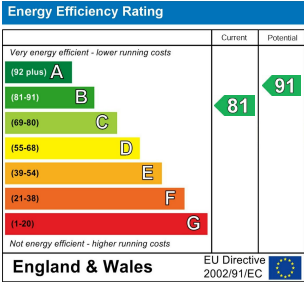
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore 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.