



Mill Bank





# Mill Bank

## Pershore

Offers in Region of £550,000

Available for the first time in 40 years this charming and characterful detached cottage must be viewed! The property is situated within the sought after village of Fladbury with the accommodation comprising sitting room, dining room, breakfast kitchen, sun room and downstairs WC. To the first floor are three bedrooms with ensuite to bedroom one as well as a separate bathroom. The property further benefits from driveway, garage, workshop and separate annexe with ensuite shower room offering a variety of potential uses. The cottage is offered for sale with no onward chain.

### We've Noticed

- A charming detached cottage
- Driveway and garage
- Sought after village location
- Downstairs WC
- Well maintained gardens
- Annexe/Outbuilding, workshop and garden shed
- Three bedrooms with ensuite to bedroom 1
- No onward chain





**Entrance**

Through front glazed porch with further entrance door into sitting room.

**Sitting Room**

A good size sitting room with front and side aspect windows, large fireplace with log burner, radiator and doors into dining room and sun room.

**Dining Room**

With front aspect window, radiator, large fireplace and door into breakfast kitchen.

**Sun Room**

With windows and doors opening to the rear garden, radiator, glazed doors into kitchen, stairs to first floor and further door into WC.

**Breakfast Kitchen**

With rear aspect window and door to rear porch, matching wall and base units with work surfaces over, sink and drainer with mixer tap over, built-in oven and hob with cooker hood over space and plumbing for washing machine and further under counter appliance. Breakfast area with breakfast bar, side aspect window, storage and space for upright fridge/freezer.

**WC**

With side aspect window, wash hand basin and WC.

**First Floor Landing**

With loft access, doors into bedrooms, bathroom and storage cupboard.

**Bedroom 1**

With front aspect window, radiator, built-in storage and door into ensuite.

**Ensuite**

With side aspect window, shower cubicle, wash hand basin and WC.

**Bedroom 2**

With front aspect window, radiator and built-in storage.

**Bedroom 3**

With rear aspect window, radiator and built-in storage.

**Bathroom**

With rear aspect window, sunken bath, wash hand basin and WC.

**Outside**

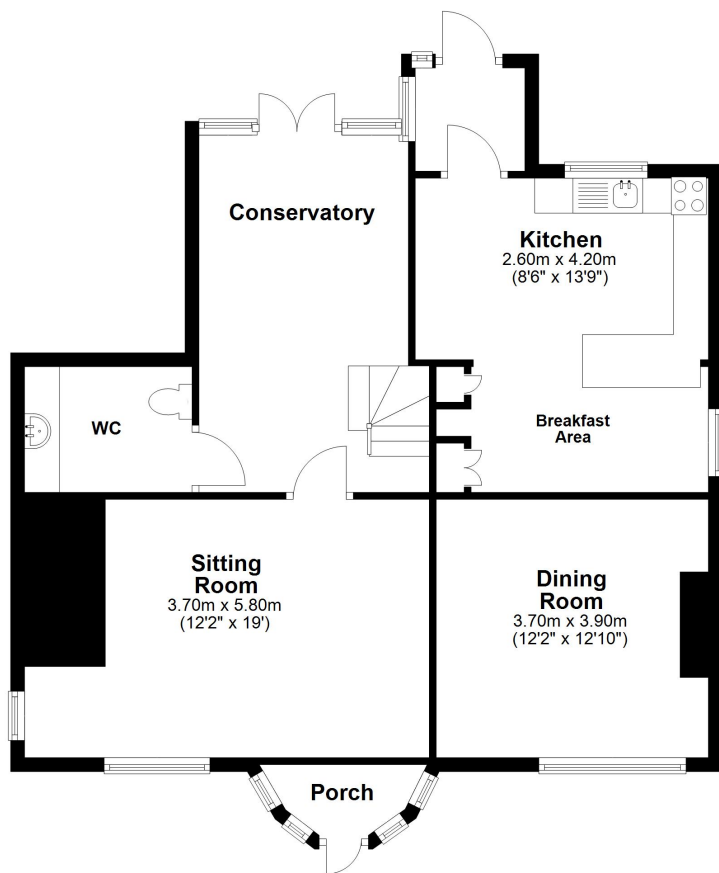
The property is approached via a charming foregarden with pathway to glazed entrance porch and side access to rear garden. There is also a driveway and garage accessed to the side of the property via a shared driveway. To the rear is pleasant rear garden with shrubs, plants and a pond. Outside also boasts and annexe/outbuilding, workshop with loft store area and a garden shed.

**Annexe/Outbuilding**

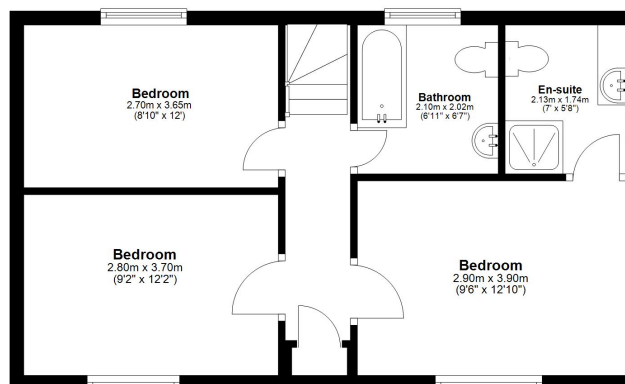
A good size room which provides the ability to be used in a variety of ways with an ensuite shower room with shower cubicle, WC and wash hand basin.



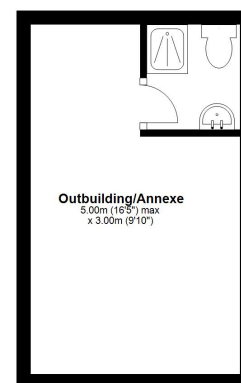
## Ground Floor



## First Floor



## Outbuilding/Annexe



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	59
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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