



1 Station Road

Fernhill Heath, WR3 7UD

Andrew Grant

1 Station Road

Fernhill Heath, Worcester, WR3 7UD

3  1  2 

Offers in excess of £300,000

A delightful period property exuding charm, nestled within a well-established location.

Key features

- Traditional home
- Period charm
- Living room with wood-burner
- Conservatory
- Ground floor bathroom
- Utility room
- Two spacious double bedrooms
- Second floor third bedroom/office
- Private garden
- Driveway parking

Freehold / 1,123 sq ft





The Front

1 Station Road is approached via a gravel driveway providing off-road parking for one car. A block-paved pathway runs alongside the property, leading to the canopied entrance door. This pathway also offers convenient access to the rear garden through a secure gate.



Living Room

The bright living room provides ample space for relaxation and comfort. With its large bay window adorned with plantation-style shutters, as well as cornice and ceiling rose details, this inviting space exudes elegance, enhancing the cosy ambiance of the property.

A focal point to the room is the welcoming wood-burner, crowned by an oak mantelpiece, providing warmth during the colder months. This room invites personalisation and offers an ideal setting for both relaxation and social gatherings.



Dining Room

To the other side of the hallway, you will find the dining room with a three-pane window, offering a cosy setting for a four-seater dining table and easy access to all downstairs rooms.

Smartly designed with built-in cupboard space along one of the walls, this room maximises space efficiently while cultivating a warm and welcoming ambiance.



Kitchen

Leading in through an arched door, the galley-style kitchen maximises the available space in this charming property, boasting tiled flooring, expansive wooden countertops and elegant white cabinets equipped with ample storage for all your culinary essentials.

Adjacent to the one-and-a-half-bowl stainless-steel sink with flexi-hose mixer, a glass cabinet tucked away neatly provides storage for glassware, adding a touch of modern country charm to the kitchen. Thoughtfully designed and complete with a built-in oven and open-top stove with additional storage space above, this is an inviting and functional space ready for use.

Enhancing the property's appeal is a practical utility room, complete with space for both a washing machine and tumble dryer. Featuring a convenient coat rack and built-in cupboard, this room offers versatility to suit various household needs.





Conservatory

The addition of a conservatory expands the living space to the property, providing a serene environment to unwind and entertain. Featuring tiled flooring that extends from the main house, the conservatory offers views of the garden that can be enjoyed throughout the year.



Bathroom

Situated on the ground floor, accessed through the utility room, this beautifully finished bathroom boasts elegant tiling and a 'P' shaped bath with shower, offering both style and functionality. Complete with a WC and washbasin, this bathroom is designed for sleek convenience.

First Floor Bedrooms

On the first floor of the property, you will find a spacious double bedroom illuminated by a large six-paned window featuring plantation-style shutters. With ample room for wardrobes and cabinets, this bedroom offers functionality alongside its inviting atmosphere. The presence of an ornate fireplace adds a touch of charm and character.

Completing the first floor is the second double bedroom, offering a cosy retreat within the property. Thoughtfully proportioned, this bedroom includes alcoves ideal for wardrobe or cupboard space, maximising functionality without compromising on comfort. The presence of a decorative fireplace adds to the room's quaint charm.





Second Floor Bedroom

Ascending to the second floor unveils a versatile room currently serving as an office space. Brimming with potential, this room features extensive built-in cupboard space.

Whether reimagined as a third bedroom, a playroom, or retained as a dedicated study area, this space presents a canvas for your vision to flourish.



Rear Garden

This charming enclosed garden offers a private retreat for those seeking minimal maintenance. Adjacent to the conservatory, it provides a tranquil haven to observe local wildlife and unwind.

At the rear, a patio and seating area beckon for summer socialising and al fresco dining. This garden boasts abundant potential to be transformed into a serene sanctuary.



Services

Mains gas, electricity, water and drainage.

Council Tax - Band B

Location

Centrally positioned between Worcester and Droitwich, this delightful cottage embodies the essence of vibrant village living, offering endless possibilities to create a haven of comfort and convenience.

Fernhill Heath stands as an ideal choice for commuters, boasting easy access to transport links, alongside a wealth of local amenities including schools, shops, eateries and charming pubs just moments away.

With its private garden and versatile office space that could accommodate a third bedroom, this property presents an irresistible opportunity for anyone seeking to embrace the allure of village life.

Denotes restricted head height

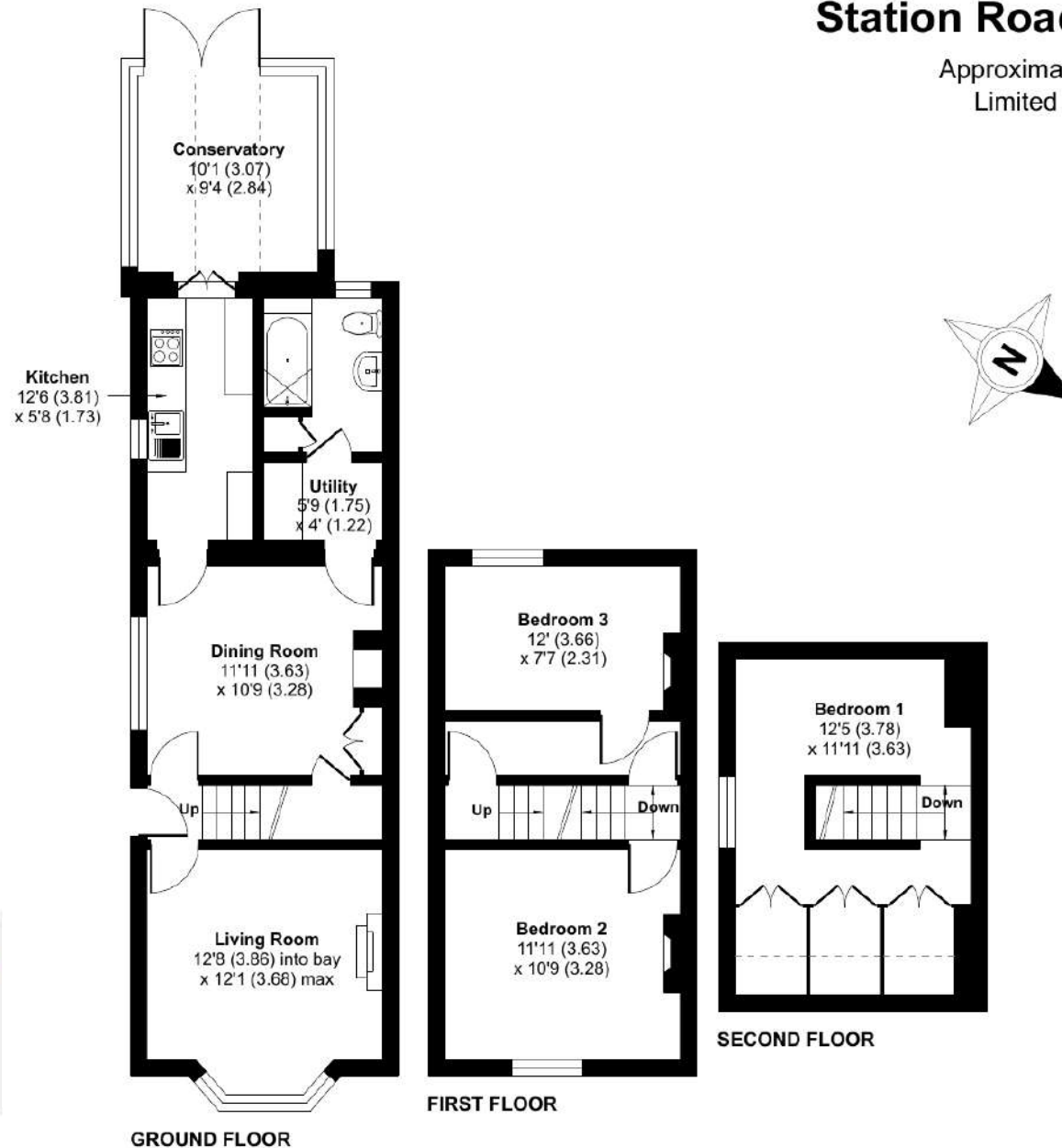
Station Road, Worcester, WR3

Approximate Area = 1099 sq ft / 102.1 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1119001



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com