



2 Coley Close

Fernhill Heath, WR3 7WF

Andrew Grant

2 Coley Close

Fernhill Heath, WR3 7WF

3 Bedrooms 2 Bathrooms 1 Reception Room

Modern three-bedroom detached home in a quiet cul-de-sac with garage, generous garden and easy access to local amenities.

- Three-bedroom detached home with versatile layout.
- Bright kitchen/breakfast room, dual-aspect lounge/diner and useful utility.
- Private rear garden with patio, lawn and shed.
- Driveway for two vehicles plus garage with power.
- Quiet cul-de-sac in Fernhill Heath, with access to M5, shops and schools.

A dormer-style detached home quietly positioned within a desirable cul-de-sac in Fernhill Heath. Offering spacious and well-planned accommodation, it is ideal for families or anyone seeking versatile living space with convenient access to nearby transport links and amenities. The ground floor features a welcoming hallway with cloakroom, a large dual-aspect lounge/diner with French doors to the rear garden, a modern kitchen/breakfast room with integrated appliances and a useful utility room. The principal bedroom is located on the ground floor and includes an en suite shower room. Upstairs, there are two further double bedrooms, served by a well-appointed family bathroom. There is also excellent storage on the landing with both a large storage cupboard and an airing cupboard. Outside, the property benefits from a private rear garden with patio, lawn and shed. A driveway provides parking for multiple vehicles in addition to the garage.

1413 sq ft (131.3 sq m)





The kitchen

A generously sized dual-aspect lounge/diner occupies the rear of the property. With French doors and additional windows opening onto the garden, it is filled with natural light and offers ample space for seating and dining zones.





The living room

A generously sized dual-aspect lounge/diner occupies the rear of the property. With French doors and additional windows opening onto the garden, it is filled with natural light and offers ample space for seating and dining zones.



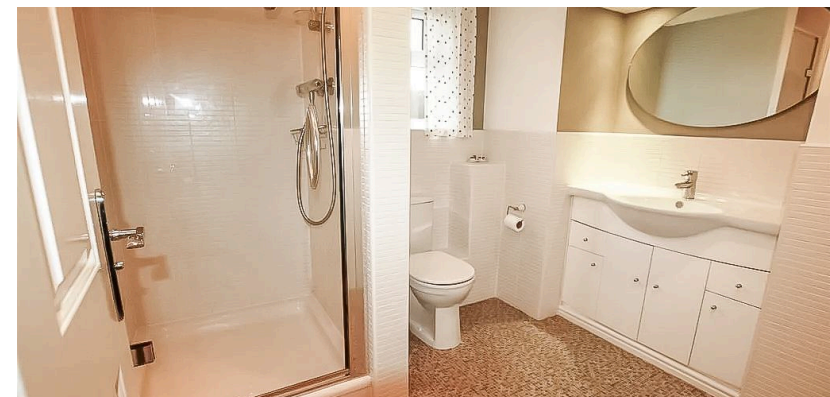
The utility and cloakroom

The utility room provides further storage and space for laundry appliances. It houses a washing machine and tumble dryer. A cloakroom off the hallway includes a WC and wash basin.



The primary bedroom and en suite

The principal bedroom is situated on the ground floor and features built-in wardrobes along with access to a private en suite shower room, which includes a large shower cubicle, wash basin with vanity storage and WC.





The second and third bedrooms

Located on the first floor, bedroom two is a spacious double with built-in wardrobes. A dormer window brings in natural light and offers views to the front. Bedroom three is another comfortable double, also featuring a dormer window and built-in storage. Its position makes it ideal as a guest bedroom, teenager's room or study.





The family bathroom

The family bathroom on the first floor is fitted with a modern suite including a panelled bath with shower over, pedestal wash basin and WC. A Velux window adds light to the space.



The garden

The rear garden is private and fully enclosed, with a lawn, patio for outdoor seating, well-stocked flower beds and a garden shed. A side gate provides access from the driveway.



The driveway and parking

A block-paved driveway at the front of the house provides parking for two vehicles and leads directly to the garage and front door. The single garage features an up-and-over door, lighting and power, making it ideal for storage, a vehicle or workshop use.

Location

Fernhill Heath is a sought-after village located just north of Worcester, offering an excellent balance of rural charm and urban convenience. It is ideally placed for access to the M5 motorway (Junctions 6 and 7), making it ideal for commuters travelling to Birmingham, Cheltenham or further afield. The village itself has a range of amenities including a convenience store, village hall and primary school.

Worcester city centre is a short drive away, providing a wider range of shopping, dining and entertainment options. The area is also well served by bus routes and train services from nearby Droitwich Spa and Worcester Foregate Street. Families will find a choice of local schools within easy reach, both primary and secondary, along with several parks and countryside walks.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band E.



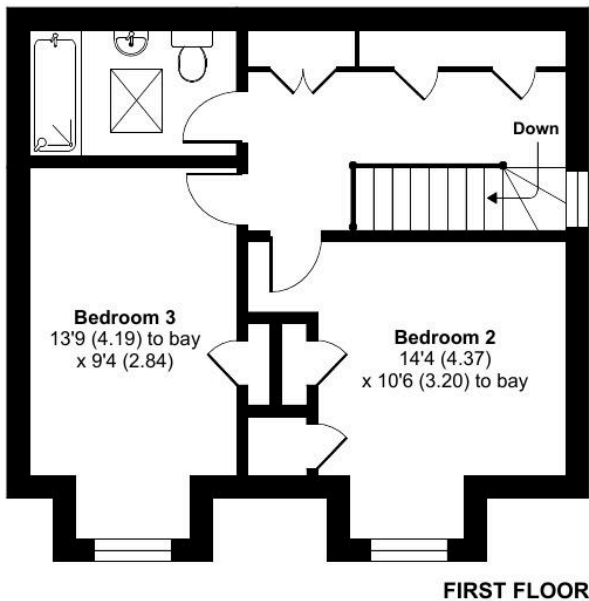
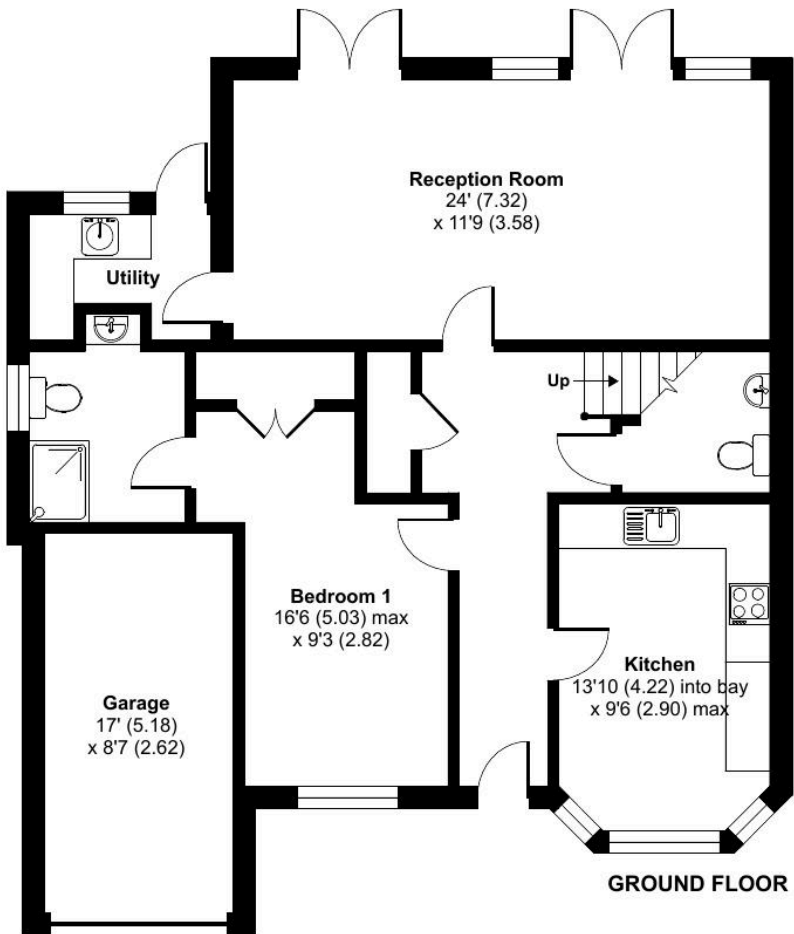
Coley Close, Fernhill Heath, Worcester, WR3

Approximate Area = 1413 sq ft / 131.3 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1569 sq ft / 145.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1301654



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