QualitySolicitors
Parkinson Wright
Estate Agents

Tapenhall Road, Fernhill Heath, WR3 7TR

Price Guide £275,000

- Semi Detached
- Garden, Garage and Parking
- Sought After Location
- IDEAL INVESTMENT OR FIRST HOME
- Three Bedrooms
- Central Heating
- NO CHAIN
- SCOPE FOR MODERNISATION

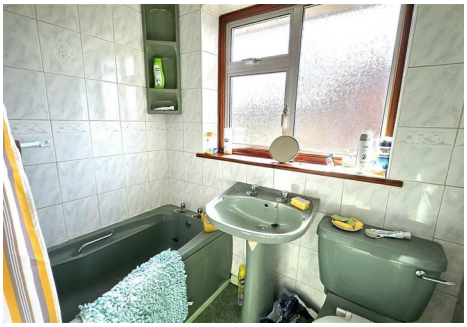
2-6 Bromyard Road, St Johns, Worcester, Worcestershire, WR2 5BP
01905 425167
estateagents@parkinsonwright.co.uk
http://www.parkinsonwright.co.uk

2 Tapenhall Road, Fernhill Heath WR3 7TR

An opportunity to acquire a three bedroomed property in the ever sought after area of Fernhill Heath. The property has scope for modernisation, being an ideal property for investment or a first purchase. NO CHAIN. EPC - D

3 1 1 D

Council Tax Band: C



LOCATION & DESCRIPTION
Occupying a prime position in a desirable cul de sac within the sought after area of Fernhill Heath and in easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Access to the property is via a metal door leading to;

HALLWAY
Being 'L' shaped and having ceiling light, rear facing double glazed window, built in cupboard with consumer unit and electric meter, Stairs to first floor and doors to;

LIVING & DINING ROOM
23'1" max x 9'10" max
A generous sized reception room with two ceiling light fittings, front facing double glazed window and rear facing double glazed sliding patio doors to the garden. Two radiators and brick built fireplace with wooden mantlepiece, granite hearth and inset gas fire.

KITCHEN
9'7" max x 6'4" max
A functional gally style kitchen with ceiling light, front facing window and floor mounted Ideal Mexico boiler. The kitchen comprises feature serving hatch to dining area, range of base, drawer and wall units with work surfacing over and tiles to full height. There is a four ring gas hob, pull out extractor fan and split level oven and grill. One and a half bowl composite sink with drainer, built in microwave and appliance spaces with plumbing for washing machine.

STAIRS AND LANDING
Having access to loft, ceiling light and side facing metal window. Over stairs storage cupboard housing the hot water tank and doors radiating off to;

BEDROOM ONE
11'8" max to wardrobe x 9'10" max
A good sized principal bedroom with ceiling light, front facing window, radiator and built in wardrobes.

BEDROOM TWO
10'0" x 9'10"
A good sized second double bedroom with ceiling light, rear facing window and radiator. This room benefits from fitted bedroom furniture.

BEDROOM THREE
6'5" max x 8'8" max
With ceiling light, front facing window and radiator.

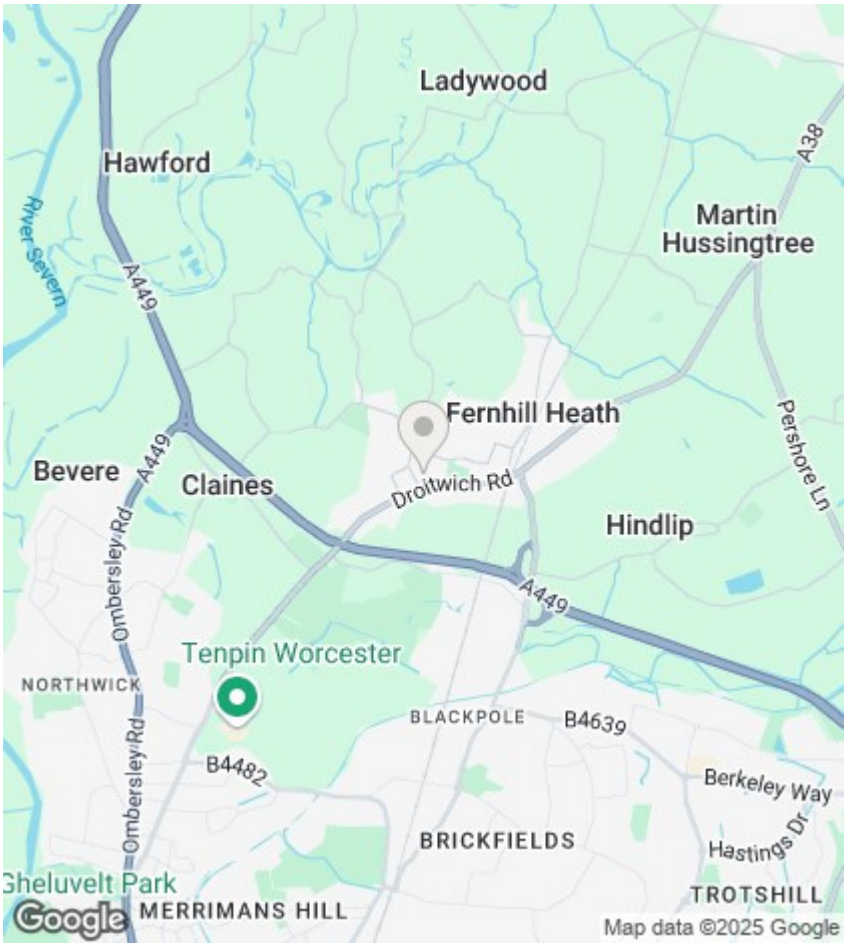
BATHROOM
6'4" max x 5'6" max
With ceiling light, rear facing obscure glazed window and radiator. Fitted suite comprising of wash hand basin, WC and bath with Mira Jump electric shower over.

OUTSIDE
To the front of the property there is a driveway providing parking for at least three vehicles and in turn leading to the garage. Low brick walls and fencing along with metal front gates borders the property.

To the rear of the property there is slabbed patio garden with mature shrubs, hedging and trees, with fencing to the neighbouring boundaries. This really is a pleasant sun trap.

GARAGE
The property further benefits from a detached single garage with metal front door accessed from both the driveway and rear garden, and has the advantage of a side pedestrian door.

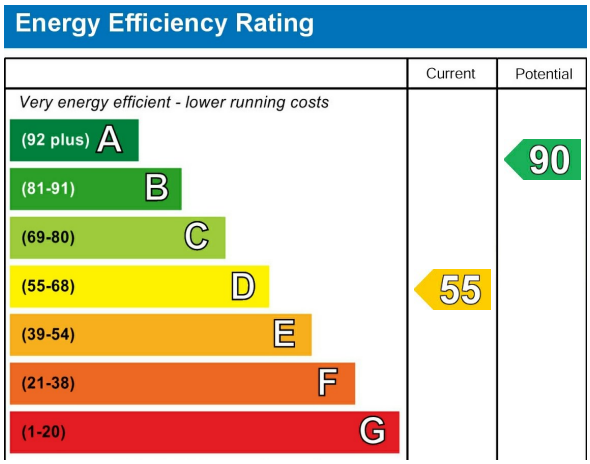
SERVICES
We believe all mains services are connected, however this will need to be verified by your legal representative.



Viewings

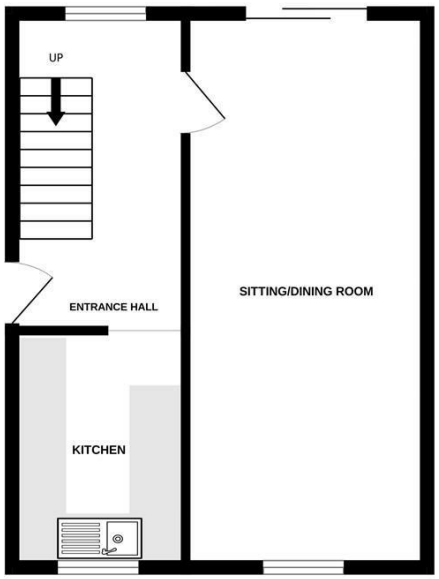
Viewings by arrangement only. Call 01905 425167 to make an appointment.

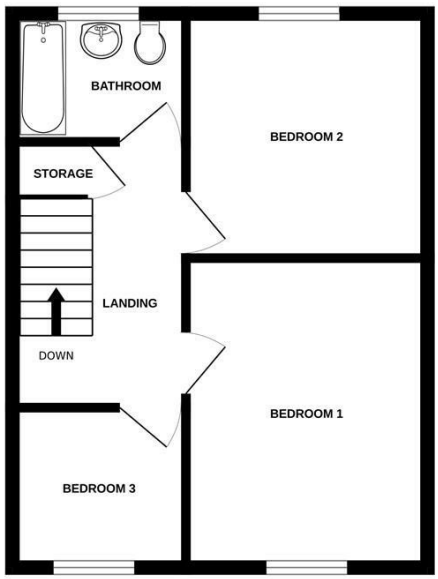
EPC Rating: D



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.





TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.

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.
Made with Metropix ©2025

2-6 Bromyard Road, St Johns, Worcester, Worcestershire, WR2 5BP
01905 425167
estateagents@parkinsonwright.co.uk
http://www.parkinsonwright.co.uk