



Allan Morris
estate agents

**Grange Lane, Fernhill Heath,
Worcester.**

Woodbury House, 4 Grange Lane, Fernhill Heath, Worcester. WR3 7UR

Features

- Large 5 bedroom detached family home
- In excess of 3400 sq.ft.
- Spacious open-plan Family Kitchen/Breakfast Room with Snug
- Flexible accommodation with further potential
- Garaging, parking and pleasant landscaped rear garden
- Worcestershire Parkway Station close by

A very well presented, spacious and flexible detached property, situated within this sought after area, offering excellent local schooling, easy access to Worcester, Droitwich and major transport links.

Accommodation briefly comprises: Welcoming vaulted Entrance Hall with cloaks cupboard and downstairs W.C., well appointed Sitting Room with feature fireplace and decorative windows to front elevation and double doors leading into Dining Room, with further double doors providing access to the garden, open-plan large Kitchen/Breakfast Room with Snug to far end, again with double opening doors to garden, access into good size Utility and further internal access to Garaging. On the first floor: Master Bedroom with walk-in wardrobe and large En-Suite Bathroom, Bedroom 2 with views to front elevation over open fields with En-Suite Shower Room, Bedroom 3 further good size bedroom with double wardrobes, Bedroom 4/Study and Family Bathroom. On the second floor: Large Guest Bedroom with Sitting Area and En-Suite. This room could be flexible accommodation ideal for teenagers, or could be changed to the Master Bedroom Suite (if required).

Outside: The property is approached via block paved driveway, suitable for numerous cars, leading to Garaging. To the rear is a well maintained landscaped garden with water feature.





Directions:

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse onto the A38 Droitwich Road. Continue along into the village of Fernhill Heath and turn left along Grange Lane, where Woodbury House can be found on the right hand side, as indicated by our For Sale board.

WAM 7214



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G



Total area: approx. 341.0 sq. metres (3670.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN / SNUG:
31'0" x 15'9" maximum (to bay)

SNUG AREA:
13'10" x 10'6"

UTILITY:
20'0" x 8'6"

GARAGE:
20'0" x 19'10" max 16'4" min (overall)

DINING ROOM:
14'4" x 13'3"

SITTING ROOM:
19'2" x 14'7"

MASTER BEDROOM:
19'2" x 14'10"

EN-SUITE BATHROOM:
12'0" x 9'10"

FAMILY BATHROOM:
10'5" x 6'5"

GUEST BEDROOM 2:
19'8" x 17'7"

EN-SUITE:
6'8" x 6'2"

BEDROOM:
10'2" x 9'6"

BEDROOM 3:
16'8" x 10'0"

BEDROOM / SITTING ROOM:
25'9" minimum x 18'10"

EN-SUITE BATHROOM:
11'10" x 5'9"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.