



**Allan Morris**  
estate agents

**Firlands Close, Fernhill Heath,  
Worcester.**



## 10 Firlands Close, Fernhill Heath, Worcester. WR3 7UN

### Features

- 4 Bedrooms
- Open-plan Kitchen/Diner
- Quiet cul-de-sac location
- Ample parking
- Flexible accommodation
- NO ONWARD CHAIN

A well presented and substantial four bedroom detached family home, offering flexible accommodation, situated in this quiet cul-de-sac, within the popular village of Fernhill Heath.

Accommodation briefly comprises: Entrance Hall, Living Room, Snug, Conservatory, open-plan Kitchen/Diner with bi-folding doors, W.C. and attached single Garage. On the first floor: Landing, three Bedrooms and Family Bathroom.

Outside: To the front is substantial foregarden with ample off road parking, as well as lawned and hedge border. To the rear is a pleasant garden largely laid to lawn, with patio seating area, as well as useful outbuilding.

### LOCATION:

The property is situated in the heart of the charming village of Fernhill Heath, offering local amenities, schooling and easy access to major transport links, to include the M5 and railway stations.







### Directions:

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse, proceeding along the A38. Continue for approximately two miles into the village of Fernhill Heath and turn left into Station Road. Continue along Station Road and turn left into Firlands Close, where number 10 can be found on the right hand side.

WAM 7308



### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F



Total area: approx. 170.4 sq. metres (1833.9 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:

LIVING ROOM:

15'1" x 12'5"

KITCHEN / DINER:

22'11" max 9'10" min x 21'0" max 9'9" min

SNUG:

13'6" x 12'5"

CONSERVATORY:

17'8" x 12'4"

BEDROOM 1:

13'7" x 12'5"

BEDROOM 2:

13'6" x 12'5"

BEDROOM 3:

10'4" x 8'8"

BEDROOM 4:

10'4" x 7'10"

BATHROOM:

11'9" x 5'6"

GARAGE:

16'0" x 6'5"

### 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.

### Contact us:

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