



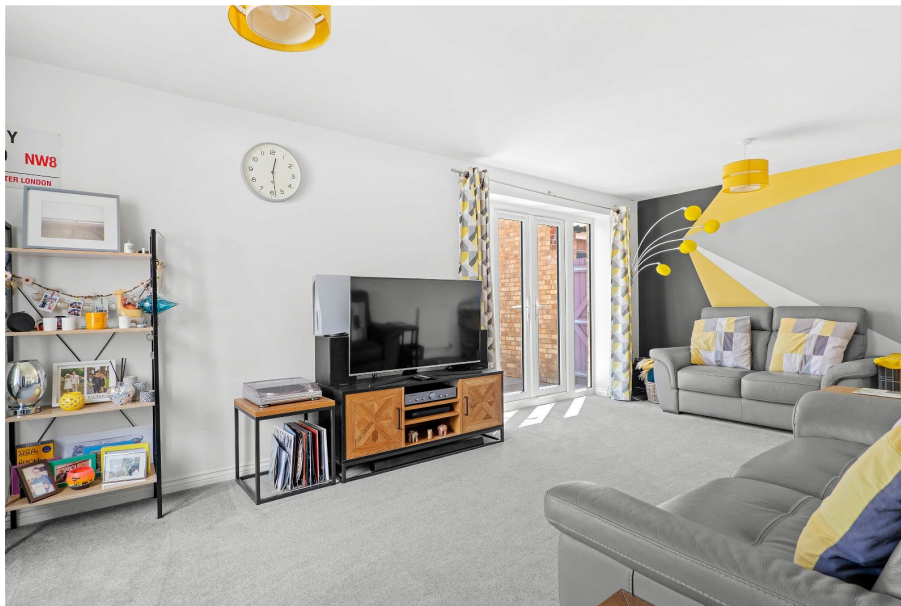
Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Suffolk Way, Fernhill Heath, Worcester. WR3 7RJ

Offers Over £375,000

🛏️ 3 🪑 2 🚗 2



A modern and very well presented three bedroom detached family home, situated in the popular Fernhill Heath area convenient for access to Worcester, Droitwich and motorway links.

Accommodation comprising: Entrance Hall, Downstairs Cloakroom, Living Room, Kitchen/Diner with Utility Room off. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Jack & Jill Family Bathroom.

Outside: There is an enclosed private garden, single Garage and private driveway.

LOCATION:

The property is located in the popular village of Fernhill Heath offering excellent access to major transport links, as well as a highly popular school catchment. Within the village are a number of useful amenities to include Public Houses, three convenience stores (one with Post Office), Baptist Church and war memorial hall. It is also excellently placed for easy access to the City of Worcester and town of Droitwich.

Living Room - 5.99m x 3.23m (19'8" x 10'7")

Kitchen/Diner - 5.99m x 3.38m max (19'8" x 11'1")

Utility Room - 1.93m x 1.42m (6'4" x 4'8")

Bedroom 1 - 5.99m x 3.23m max (19'8" x 10'7")

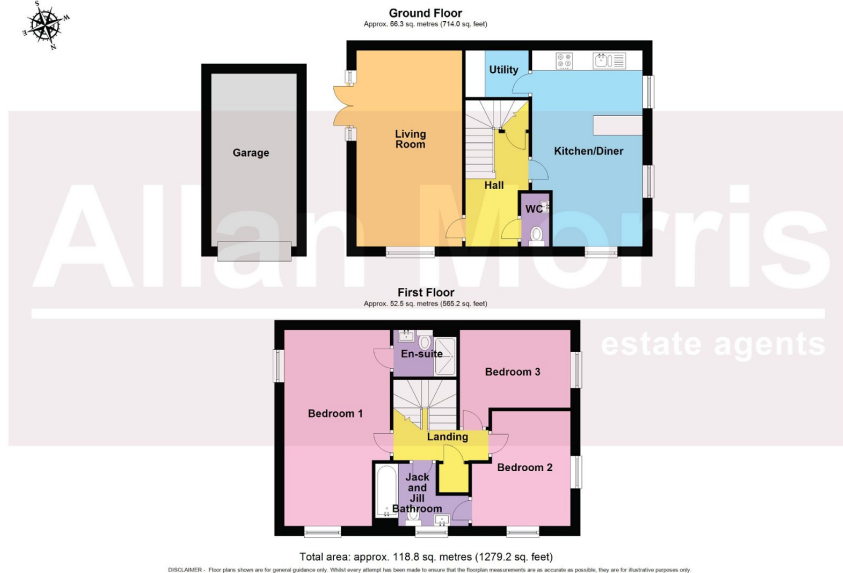
En-suite - 1.93m x 1.42m (6'4" x 4'8")

Bedroom 2 - 3.53m x 3.02m max (11'7" x 9'11")

Bedroom 3 - 3.38m x 2.97m (11'1" x 9'9")

Bathroom - 2.84m x 1.91m (9'4" x 6'3")





- Detached family home
- 2 Bathrooms
- Driveway & Garage
- Popular school catchment
- Freehold
- 3 Bedrooms
- Delightful private garden
- Edge of Village location
- East access to motorway links
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	