



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

10 Balmoral Close, Fernhill Heath, Worcester. WR3 7XQ

£525,000

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A modern four bedroom detached family home, situated in a quiet cul-de-sac location, within the popular Fernhill Heath area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room, Dining Room and Kitchen. On the first floor: Master Bedroom with En-Suite and Dressing Room (formerly Bedroom 4 and could be re-converted, if required), two further Bedrooms and Family Bathroom.

Outside: Driveway and detached double Garage. To the rear is enclosed private garden.

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, 3 Convenience Stores, Baptist Church and War Memorial Hall.

Kitchen: - 5.41m x 2.95m maximum (17'9" x 9'8" maximum)

Dining Room: - 3.43m x 2.74m (11'3" x 9'0")

Living Room: - 5.79m x 3.43m (19'0" x 11'3")

Bedroom 1: - 3.43m x 2.97m (11'3" x 9'9")

Dressing Room / Bedroom 4: - 3.43m x 2.06m (11'3" x 6'9")

En-Suite Shower Room: - 2.62m x 0.99m (8'7" x 3'3")

Bedroom 2: - 3.51m x 2.67m (11'6" x 8'9")

Bedroom 3: - 3.43m x 2.21m (11'3" x 7'3")

Bathroom: - 2.62m maximum x 1.96m (8'7" maximum x 6'5")

Double Garage: - 5.36m x 5.26m (17'7" x 17'3")

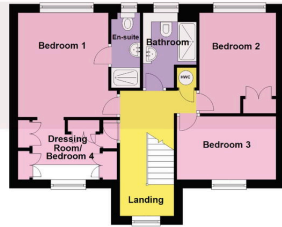




Ground Floor
Approx. 62.3 sq. metres (662.3 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 134.7 sq. metres (1450.3 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.

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- Detached family home
- 2 Reception Rooms
- Driveway and double Garage
- Quiet location
- Easy access to Worcester, Droitwich and motorway links
- Master Bedroom with En-Suite and Dressing Room
- 2 Bathrooms
- Fully enclosed private garden
- Popular school catchments
- Council Tax Band: E



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