



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Wayne House, Sling Lane, Fernhill Heath, Worcester. WR3 8RH

£400,000

3 1 2



'Wayne House' is situated down a no through lane, offering a high degree of privacy and is a three bedroom detached traditional family home, in need of updating throughout, but offering much potential.

Accommodation briefly comprises: Entrance Hall with pantry, Sitting Room to front with bay fronted window, Dining Room with door to rear garden, Kitchen/Breakfast Room, leading into separate Utility. On the first floor: Bedroom 1 with bay window to front elevation, Bedroom 2, which is a further good size double with vanity sink and built-in wardrobes, further single Bedroom and Family Bathroom.

Outside: To the front is off road parking, Garaging and gardens, which wrap around to the side and rear, to a further mature garden with shed.

LOCATION: The property is situated within the sought after area of Fernhill Heath, offering excellent local schooling and amenities, together with easy access to Worcester, Droitwich and motorway links.

Sitting Room: - 4.8m to bay x 3.9m (15'8" to bay x 12'9")

Dining Room: - 3.8m x 3.6m (12'5" x 11'9")

Kitchen / Breakfast Room: - 3.8m x 3.5m max 2.4 min (12'5" x 11'5")

Utility Room: - 2.5m x 2m (8'2" x 6'6")

Bedroom 1: - 4.7m (bay) x 3.9m (15'5" (bay) x 12'9")

Bedroom 2: - 3.8m x 3.6m (12'5" x 11'9")

Bedroom 3: - 2.4m x 2.1m (7'10" x 6'10")

Bathroom: - 2.6m x 2.4m (8'6" x 7'10")

Garage: - 6.9m x 2.8m (22'7" x 9'2")





- Council Tax Band: E
- NO ONWARD CHAIN
- Parking, Garaging and Garden
- Easy access back into Worcester or major transport links
- Offering further potential
- Sought after village with local schooling
- Quiet location
- 3 Bedroom detached traditional family home



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	