



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

Offers In Region Of £534,000

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A very well presented, modern four bedroom detached family home, situated in the popular village of Fernhill Heath.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Study, large Sitting Room with double doors to the rear, Dining Room, Kitchen with crystal quartz work surfaces and integrated appliances, Utility. First floor: Master Bedroom with En-Suite Shower, two further double Bedrooms, single Bedroom and good size Family Bathroom.

Outside: To the front is a driveway providing ample off road parking. Leading to a detached double Garage. (Further potential to extend parking if required). The rear of the property is of particular note and has a good size, private and well maintained rear garden with a large patio and further space to the side ideal for entertaining or extending if required.

LOCATION: The property is located within the popular village of Fernhill Heath, with easy access into Worcester, Droitwich and major transport links. There are amenities to include public houses, shops and popular local schooling.

Sitting Room - 6m x 3.8m (19'8" x 12'5")

Study - 2.8m x 2.2m (9'2" x 7'2")

Dining Room - 3.8m x 3m (12'5" x 9'10")

Kitchen - 3.5m x 3m (11'5" x 9'10")

Utility Room - 2m x 1.8m (6'6" x 5'10")

Master Bedroom - 4.2m x 3.3m (13'9" x 10'9")

En-Suite - 2.3m x 2m (7'6" x 6'6")

Bedroom 2 - 3.7m x 3.3m (12'1" x 10'9")

Bedroom 3 - 3.7m x 2.7m (12'1" x 8'10")

Bedroom 4 - 2.8m x 2m (9'2" x 6'6")





Total area: approx. 154.0 sq. metres (1658.0 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.

- 4 Bedroom detached house
- Sought after location
- Large Sitting Room with double doors to garden
- Ample off road parking
- Double Garage
- Very pleasant private rear garden
- Council Tax Band F

