



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

19 Ardley Meadows, Whibourne, Worcestershire. WR6 5SL

£325,000

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A very well presented semi detached family home with a large garden and garaging, set within the village of Whitbourne.

Accommodation briefly comprising: Entrance Hallway, W.C., Living Room, open plan Kitchen/Diner with pantry cupboard and double doors opening out onto patio. To the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Family Bathroom.

Outside: To the side of the property is ample off road parking and garaging. The rear garden is of particular note, initially onto patio area with child's play area, hedge and lawn borders. The garden is of a very good size (approximately 70ft long) with a further seating and play area to the top corner.

AGENTS NOTE: The property is heated by way of Vaillant air source heat pump system.

LOCATION: The property is situated in the heart of the popular village of Whitbourne, offering a village shop, wonderful countryside walks, Knightwick farm shop and butchers as well as easy access to local schooling and back to Worcester and Hereford beyond.

Kitchen/Diner - 5.08m x 4.88m (16'8" x 16'0" max 12'11" min)

Cupboard - 2.03m x 0.97m (6'8" x 3'2")

Living Room - 4.6m x 2.84m (15'1" x 9'4")

Bedroom 1 - 3.91m x 2.92m (12'10" x 9'7")

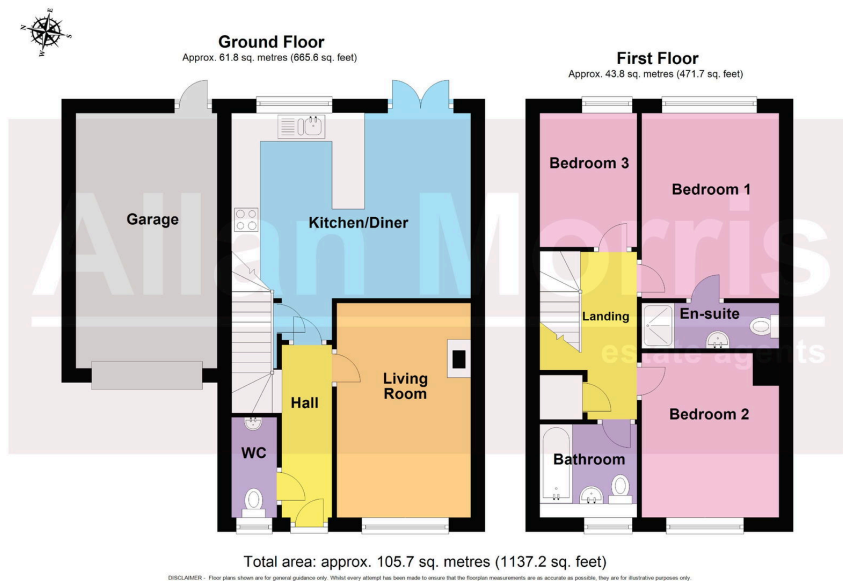
Bedroom 2 - 3.51m x 2.9m (11'6" x 9'6")

Bedroom 3 - 2.84m x 2.06m (9'4" x 6'9")

En-suite - 2.9m x 0.99m (9'6" x 3'3")

Bathroom - 2.06m x 1.98m (6'9" x 6'6")





- Village location
- 3 Bedrooms
- Large landscaped garden
- Benefiting from air source heat pump heating
- Village shop
- Open plan Kitchen Diner
- 2 Bathrooms
- Single Garage
- Small local development
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(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	