



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



6 Abberley View, Holt Heath, Worcestershire. WR6 6BB  
£495,000

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A spacious two bedroom detached bungalow, situated within easy reach of Great Witley, Chantry catchment and amenities.

Accommodation comprises: Entrance Porch, Hallway with Karndean flooring, Cloakroom, large 'L' shaped Sitting Room/Dining Area with 2 sets of double opening doors to rear garden, Conservatory with double doors to garden and plans passed for a solid roof (if required), Kitchen/Breakfast Room with granite work surfaces, integral appliances, space for fridge/freezer and range cooker, large Master Bedroom with extensively fitted wardrobes, etc., En-Suite with bath and shower over, Bedroom 2 with built-in wardrobes and En-Suite with double shower.

Outside: There is a tarmac and gravelled parking area, with landscaped garden and access to Garaging. The rear of the property has a pleasant garden, large patio area and gated side access.

**Sitting Room: 'L' Shaped:** - 6.9m max x 6.4m x 4.0m min (22'7" max x 20'11" x 13'1" min)

**Conservatory:** - 4m x 3.4m (13'1" x 11'1")

**Kitchen / Breakfast Room:** - 4.2m x 2.8m (13'9" x 9'2")

**Master Bedroom:** - 6.2m x 3.7m (20'4" x 12'1")

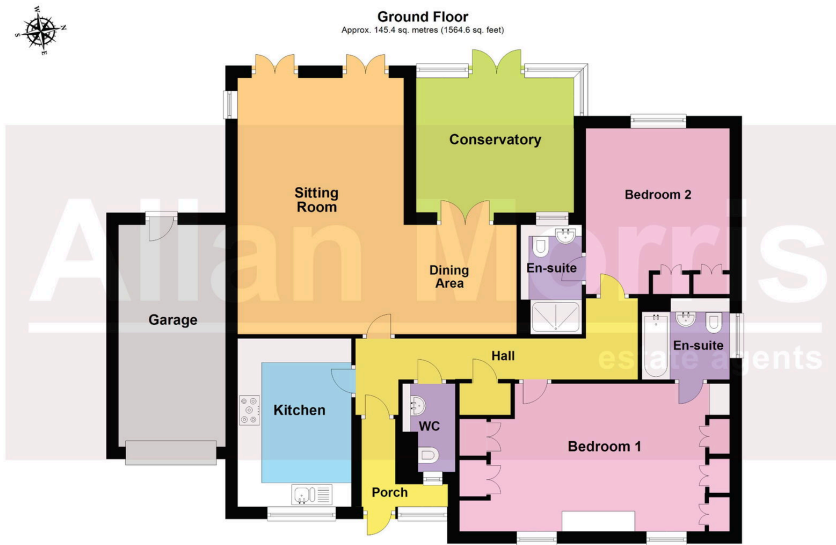
**En-Suite:** - 2.3m x 2m (7'6" x 6'6")

**Bedroom 2:** - 4m x 3.6m (13'1" x 11'9")

**En-Suite:** - 2.8m x 1.6m (9'2" x 5'2")

**Garage:** - 5.5m x 2.6m (18'0" x 8'6")





Total area: approx. 145.4 sq. metres (1564.6 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.

- Spacious 2 Bedroom detached bungalow
- Flexibility of space
- Conservatory
- Ample off road parking
- Very pleasant rear garden
- Village location
- Large Sitting Room/Dining Area
- Master Bedroom with En-Suite
- Garaging
- NO ONWARD CHAIN

