



A spacious and flexible detached four bedroom family home, situated in this popular development, offering easy access to Worcester City centre, the M5 motorway, Worcestershire Parkway Railway Station and local schooling.

Accommodation briefly comprises: Entrance Hall, Living Room, open-plan Kitchen/Diner, Utility Room, W.C. and integral Garage. On the first floor: Master Bedroom with En-Suite, three further Bedrooms and Family Bathroom.

Outside: To the front is parking for 3 vehicles. To the rear is a good size garden mainly laid to lawn, with patio and shrub and hedge borders. The property benefits from owned solar panels.

## LOCATION:

The property is located in this popular Weogoran Park development, offering easy access to a host of local amenities, schooling and major transport links, as well as the Worcestershire Woods Countryside Centre.

**Living Room:** - 5.19m x 3.28m (17'0" x 10'9")

**Kitchen / Diner:** - 5.71m x 3.31m (18'8" x 10'10")

**Utility Room:** - 2.24m x 1.66m (7'4" x 5'5")

**Bedroom 1:** - 4.4m x 3.3m (14'5" x 10'9")

En-Suite: - 2.44m x 1.39m (8'0" x 4'6")

Bedroom 2: - 4.43m x 3.1m (14'6" x 10'2")

**Bedroom 3:** - 3.69m x 2.71m (12'1" x 8'10")

**Bedroom 4:** - 3.66m x 1.9m (12'0" x 6'2")

Bathroom: - 2.72m maximum x 2.55m (8'11" maximum x 8'4")

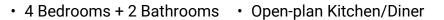
Garage: - 6.14m x 3.03m (20'1" x 9'11")







Total area: approx. 128.4 sq. metres (1381.6 sq. feet)



Utility Room

Integral Garage

Detached

Close proximity to local schools

• Easy access to M5 motorway • Owned Solar Panels



