



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Vernon Close, Martley, Worcestershire. WR6 6QX

Offers In Region Of £400,000

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A well presented four bedroom detached family home, situated within this sought after village.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, extended Kitchen/Breakfast Room, leading into potential Office/Utility, Sitting Room/Dining Area with open fire and Conservatory. On the first floor: Four Bedrooms and Family Bathroom.

Outside: Ample parking for numerous vehicles. To the rear is an established lawned garden, with borders, 2 patio areas and hard standing for a shed.

LOCATION:

The property is situated within the popular village of Martley, with Village Shop, recently re-opened Public House and Cafe, lying within the Chantry catchment area, together with many Clubs and Societies and easy access into Worcester City and major transport links.

Kitchen / Breakfast Room: - 5.3m x 4.7m (17'4" x 15'5")

Utility / Office: - 3.3m x 2.5m (10'9" x 8'2")

Sitting Room / Dining Area: - 8.3m x 3.5m (27'2" x 11'5")

Conservatory: - 2.8m x 2.8m (9'2" x 9'2")

Bedroom 1: - 3.7m x 3.5m (12'1" x 11'5")

Bedroom 2: - 3.2m x 3.2m (10'5" x 10'5")

Bedroom 3: - 3.6m maximum x 2.6m (11'9" maximum x 8'6")

Bedroom 4: - 3.1m x 2.9m (10'2" x 9'6")

Family Bathroom: - 2.6m x 1.7m (8'6" x 5'6")





- 4 Bedroom detached family home
- Sitting Room/Dining Area leading to Conservatory
- Parking for numerous vehicles
- Extended to provide a Home Office/Utility
- Sought after village home
- Large Family Kitchen/Breakfast Room
- Established rear garden
- Council Tax Band: D

