



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

25 Dilmore Lane, Fernhill Heath, Worcester. WR3 7TE
£400,000

3 1 1



An extended and spacious three bedroom detached bungalow, situated in the popular village of Fernhill Heath, offering easy access to local amenities and transport links.

Accommodation briefly comprising: Entrance Porch, large Living Room with log burner, open-plan Kitchen/Diner with doors to garden, three good size Bedrooms and re-fitted Bathroom with walk-in shower and bath.

Outside: The property benefits from off road parking for multiple vehicles, as well as a small foregarden. Situated on a generous plot with the garden wrapping around to the back onto patio area, lawned area and flower beds.

LOCATION:

The property is situated within the heart of Fernhill Heath, offering easy access to local Public Houses, schooling, Post Office and shop. There is easy access to motorway links, as well as Droitwich and Worcester City centre.

Kitchen / Diner - 6.54m x 4.5m (21'5" x 14'9")

Living Room - 6.05m x 3.57m (19'10" x 11'8")

Bedroom 1 - 3.64m x 3.27m (11'11" x 10'8")

Bedroom 2 - 3.59m x 2.87m (11'9" x 9'4")

Bedroom 3 - 2.95m x 2.87m (9'8" x 9'4")

Bathroom - 3.37m x 2.68m (11'0" x 8'9")





Total area: approx. 92.6 sq. metres (996.9 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.

- Detached 3 bedroom extended bungalow
- Re-fitted Bathroom
- Good size plot
- Council Tax Band: D
- Living Room with log burner
- Generous gardens
- Village location



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (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 | |