



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

15 Agatha Gardens, Fernhill Heath, Worcester. WR3 8PB

Offers In Region Of £610,000

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A spacious and immaculately presented four bedroom detached family home, situated within this sought after village of Fernhill Heath.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom and storage, large Sitting Room with double doors to garden and opening to Kitchen/Dining Room, superbly appointed with quality integrated appliances and Villeroy & Bosch sink. Utility with further storage and door to side and garden, Snug/Office. On the first floor: Large Master Bedroom with built-in wardrobes and En-Suite Bathroom with double sink, large walk-in shower and separate freestanding bath, three further good size Bedrooms (1 with built-in wardrobes) and Family Shower Room with superb large walk-in-and-out shower with vanity wash hand basin with storage.

Outside: To the front of the property is ample off road parking via a good size driveway, car charging point, double Garaging and side access. The rear of the property has a good size entertaining patio area, established lawn and purpose built Bar/Open Summer House.

Sitting Room: - 6.1m x 3.9m (20'0" x 12'9")

Kitchen / Dining Room: - 6.6m x 3.9m (21'7" x 12'9")

Utility Room: - 2.6m x 1.9m (8'6" x 6'2")

Snug / Office - 3m x 2.8m (9'10" x 9'2")

Master Bedroom: - 4.2m x 3.9m (13'9" x 12'9")

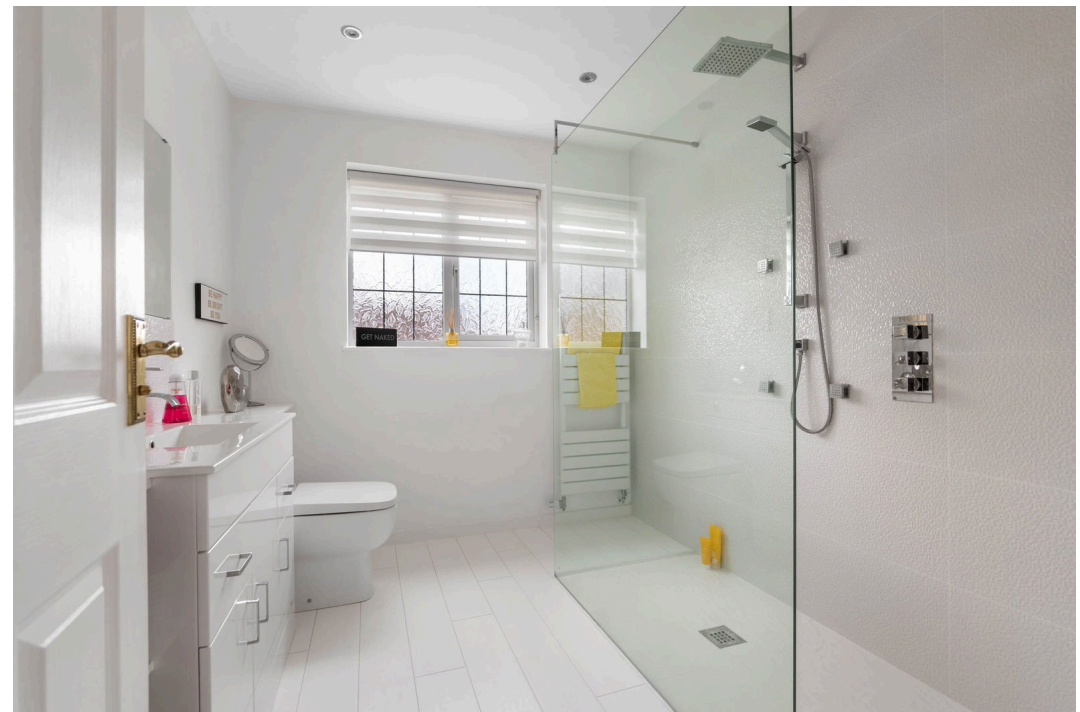
En-Suite: - 3.9m x 1.9m (12'9" x 6'2")

Bedroom 2: - 4.5m x 3m (14'9" x 9'10")

Bedroom 3: - 3.6m x 3.3m (11'9" x 10'9")

Bedroom 4: - 3.5m x 2.7m (11'5" x 8'10")

Family Shower Room: - 2.7m x 2.3m (8'10" x 7'6")





- Immaculately presented spacious detached house
- Open-plan Kitchen/Dining Room
- Ample off road parking
- Super rear garden
- Excellent local schooling
- 4 Bedrooms
- Large Master Bedroom with En-Suite Bathroom
- Double Garaging & car charging point
- Sought after village
- Council Tax Band: F

