



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 Severn Heights, Holt Heath, Worcestershire. WR6 6NX

Guide Price £575,000

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A modern detached family home, offering spacious, versatile, superbly maintained accommodation, with a generous mature garden enjoying a high degree of privacy and a westerly rear aspect, situated on the edge of this popular Village. The location falls into the Chantry High School catchment at Martley and provides easy access to the City of Worcester, national road and rail networks.

Accommodation briefly comprising: Reception Hall, Lounge, Dining Room, Garden Room, Study/Bedroom, Kitchen Breakfast Room, Cloakroom, three double Bedrooms (Main Bedroom with En-Suite) and Family Bathroom.

Outside: To the front is a low maintenance shrub foregarden and driveway providing off road parking for 3/4 cars. In turn leading to the front door, double Garage and door gated side access to additional hard standing and a private rear garden. The property has a mature garden predominantly laid to lawn, with mature shrub beds and borders, fruit trees, greenhouse, large paved patio area, wooden decked seating area with pergola, outside cold water tap, outside courtesy and security lights, private westerly rear aspect.

Lounge - 5.92m x 3.63m (19'5" x 11'11")

Dining Room - 3.63m x 3.28m (11'11" x 10'9")

Garden Room - 3.25m x 2.82m (10'8" x 9'3")

Kitchen - 4.29m x 2.95m (14'1" x 9'8")

Utility - 2.74m x 1.55m (9'0" x 5'1")

Study/Bedroom 4 - 3.71m x 2.39m (12'2" x 7'10")

Bedroom 1 - 4.27m x 3.28m (14'0" x 10'9")

Bedroom 2 - 3.63m x 3.53m (11'11" x 11'7")

Bedroom 3 - 3.63m x 3.3m (11'11" x 10'10")

En-suite - 2.39m x 1.98m (7'10" x 6'6")





Total area: approx. 166.4 sq. metres (1790.7 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 versatile & superbly maintained family home
- Private westerly rear aspect
- Oil fired central heating (new boiler May 2024)
- Off road parking for 3/4 cars
- Chantry High School catchment area
- Quiet cul-de-sac location
- Double glazed UPVC windows
- Private mature gardens - corner plot
- Double Garage
- Council Tax Band: F

