



Allan Morris
estate agents

**Old Hill, Flyford Flavell,
Worcestershire.**

High House, Old Hill, Flyford Flavell, Worcestershire. WR7 4DA

Modern detached family home

Spacious, versatile and immaculately presented accommodation

Low running costs due to Air Source Heat Pump, Solar Panels (12 x 405W) and battery storage (14.2kWh)

Landscaped gardens and private westerly rear aspect

Off road parking for 5/6 cars and double Garage

Underfloor heating to ground floor, radiators to 1st floor

Sought after village location

A modern detached family home, offering spacious, versatile and immaculately presented accommodation, with private landscaped gardens enjoying a westerly aspect. Situated on the edge of this sought after village to the east of Worcester.

Accommodation briefly comprises: Reception Hall, Lounge (with wood burning stove), Dining Room, Study, Kitchen/Breakfast/Family Room, Utility Room, Cloakroom and Cloaks Cupboard, 4 Bedrooms, Bedroom 1 with an En-Suite W.C. and fitted built-in double wardrobes, (Bedroom 2 with an En-Suite Bath and Shower Room and Dressing Area with built-in wardrobes), Bedroom 3 with En-Suite W.C. and Bedroom 4 with built-in double wardrobes and a Family Shower Room.

Outside: To the front of the property is a gated gravel frontage, providing off road parking for 5/6 cars +, with shrub borders, in turn accessing the front door, double Garage and gated side/rear pedestrian access. The double Garage has double doors, power and light and the Pylon Force 14.2kWh Battery System storing the unused energy from the solar panels.

To the rear of the property is an enclosed private landscaped garden, predominantly laid lawn with shrub beds and borders, paved patio area, wooden garden shed, greenhouse, hot tub, outside courtesy light, outside hot and cold water taps, low running costs due to Air Source Heat Pump, private westerly rear aspect, with views over surrounding countryside.

LOCATION:

The location provides easy access to Worcester City centre, national road and rail networks. The village of Flyford Flavell has 2 Public Houses, a Village Primary School, Cafe, Church and a well stocked shop at the Garage.





Directions:

From Worcester proceed in an easterly direction along the A44, continuing onto the A422 (Stratford Road) passing through Broughton Hackett and Upton Snodsbury. Continue for approximately 6.5 miles turning right onto Old Hill, where 'High House' will be found on the right hand side.

what3words: rival.bolsters.spud

WAM 7775

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

PRICE: £ 800,000





Ground Floor
Approx. 129.1 sq. metres (1389.2 sq. feet)



First Floor
Approx. 109.1 sq. metres (1174.7 sq. feet)



Total area: approx. 238.2 sq. metres (2563.9 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.

Floorplan & Measurements:

Kitchen Breakfast Room - 7.82m x 4.13m (25'7" x 13'6")

Living Room - 6.01m x 4.46m max (19'8" x 14'7")

Dining Room - 3.53m x 3.11m (11'6" x 10'2")

Study - 2.59m x 2.34m (8'5" x 7'8")

Bedroom 1 - 7.42m x 4.52m (24'4" x 14'9")

Bedroom 2 - 3.59m x 4.61m (11'9" x 15'1")

Dressing Room - 2.13m x 3.11m (6'11" x 10'2")

Bedroom 3 - 3.53m x 3.11m (11'6" x 10'2")

Bedroom 4 - 3.77m x 2.46m (12'4" x 8'0")

Shower Room - 2.57m x 2.06m (8'5" x 6'9")

Garage - 5.57m x 4.46m (18'3" x 14'8")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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