



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



9 Balmoral Close, Fernhill Heath, Worcester. WR3 7XQ

Guide Price £500,000

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A modern detached family home built by Bryant Homes-The Malden Design. The property offers spacious well maintained family accommodation, situated in a pleasant and quiet cul-de-sac location on a corner plot, enjoying a high degree of privacy. The location provides easy access to the shopping facilities within the village, Droitwich Spa, City of Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Study, Kitchen, Utility Room, Cloakroom, four Bedrooms (Main Bedroom with En-Suite) and Family Bathroom.

Outside: To the front of the property is a lawned foregarden with shrub borders and a paved pathway leads to the front door. To the side of the property is a mono block driveway, providing off road parking for 3/4 cars, in turn accessing the detached double Garage (with Power and Light and side courtesy door) and a gated side/rear pedestrian access.

To the rear of the property is an enclosed private garden, predominantly laid to lawn with mature shrub beds and borders, paved patio areas, outside cold water tap and outside courtesy light.

**Lounge:** - 5.84m x 3.66m (19'2" x 12'0")

**Kitchen:** - 4.47m x 2.97m (14'8" x 9'9")

**Dining Room:** - 3.76m x 3.02m (12'4" x 9'11")

**Study:** - 2.82m x 2.21m (9'3" x 7'3")

**Bedroom 1:** - 4.57m x 3.18m (15'0" maximum x 10'5")

**En-Suite:** - 2.31m x 1.96m (7'7" maximum x 6'5")

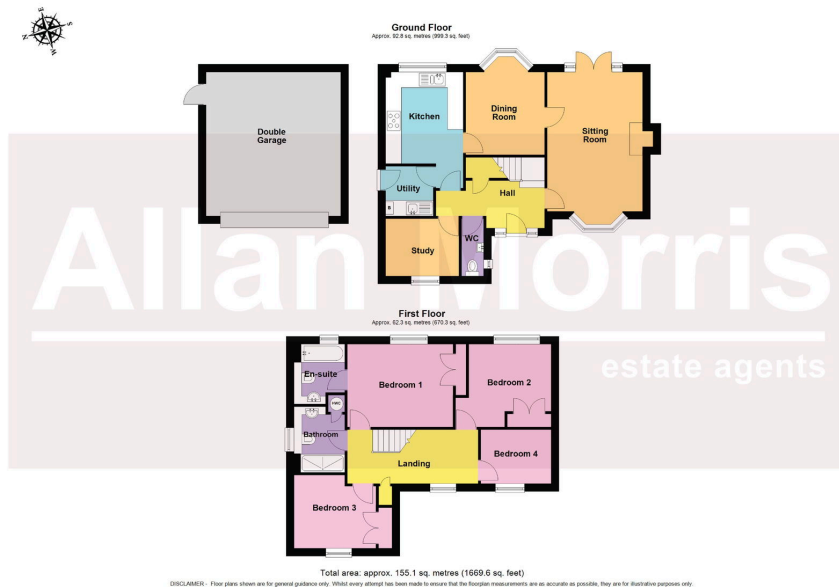
**Bedroom 2:** - 3.66m x 3.38m (12'0" x 11'1")

**Bedroom 3:** - 3.76m x 2.82m (12'4" x 9'3")

**Bedroom 4:** - 2.69m x 2.08m (8'10" x 6'10")

**Bathroom:** - 2.54m x 1.96m (8'4" x 6'5")





- Modern detached family home
- Private mature garden
- Gas central heating & UPVC double glazing
- Popular village location
- Council Tax Band: F
- Built by Bryant Homes-The Malden Design
- Private aspect
- Quiet cul-de-sac location
- Viewing highly recommended

