



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Lord Hill Gardens, Ombersley, Droitwich, Worcestershire. WR9 0FG

Guide Price £339,950

3 2 1



A modern semi detached family home, offering well proportioned and immaculately presented accommodation (built by Bromford Homes). Situated in a cul-de-sac location, within this highly regarded and sought after village, with easy access to the village amenities, City of Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, three Bedrooms (Main Bedroom with En-Suite Shower Room) and a Family Bathroom.

Outside: Driveway providing off road parking for 2 cars and a private landscaped rear garden, predominantly laid to lawn, with paved patio area, additional decked seating area and wooden garden shed (5m x 2m). In addition there is a gate accessing a further garden area 3m x 7m (approximately).

Kitchen/Dining Room - 4.2m x 4.73m (13'9" x 15'6")

Lounge - 4.47m x 3.4m (14'7" x 11'1")

Bedroom 1 - 3.99m x 2.6m (13'1" x 8'6")

Bedroom 2 - 2.93m x 2.6m (9'7" x 8'6")

Bedroom 3 - 3.11m x 2.03m (10'2" x 6'7")

Bathroom - 2.03m x 1.87m (6'7" x 6'1")





- Modern 3 Bedroom semi detached family home
- Built by Bromford Homes in 2021
- NHBC remaining
- Landscaped private garden
- Gas central heating & double glazing
- Off road parking/driveway for 2 cars
- Viewing highly recommended
- Immaculately presented & well proportioned accommodation
- Wooden garden shed (5.0m x 2.0m)
- Council Tax Band: C

