



Connells

Willowdene Cottage O'Keys Lane
Fernhill Heath WORCESTER

Willowdene Cottage O'Keys Lane Fernhill Heath WORCESTER WR3 8RL

For Sale offers over
£365,000



Property Description

Situated in Fernhill Heath, close to schools, shops and leisure facilities, this detached house is situated in a quiet location suitable for growing families. With ample living space consisting of a living room, dining room, sunroom and large garden. Upstairs has three bedrooms and a sizeable bathroom. The garden is situated at the rear of the property and includes its own private driveway,

Location

Fernhill Heath is a small village located in the county of Worcestershire, England. It is situated approximately 5 miles north of Worcester city centre and is home to a population of around 2,500 people. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists. There are several footpaths and bridleways that lead through the surrounding fields and woods, providing stunning views of the Malvern Hills and the Worcestershire countryside.

The village has a range of amenities, including a primary school, a post office, a village hall, and a number of local shops and pubs. The village also has a cricket club, a football club, and a tennis club, providing plenty of opportunities for residents to get involved in local sports and activities. The village is well-connected to the surrounding area, with regular bus services to Worcester and other nearby towns and villages.

Fernhill Heath is a peaceful and friendly village that offers a high quality of life for its residents. With its beautiful countryside, range of amenities, and strong sense of community, it is a popular choice for families and retirees looking for a quiet and picturesque place to call home. Whether you are looking for a place to raise a family, retire, or simply enjoy the beauty of the Worcestershire countryside, Fernhill Heath is a great choice.

Accommodation Details

Ground Floor

Entrance Porch

Canopy Porch with Courtesy Lights and part glazed UPVC Door into hall

Entrance Hall

Ceiling light, wall mounted heater, archway to dining room and door to sitting room

Shower Room

Side facing uPVC double glazed window, WC, walk in shower cubicle, wash hand basin, part tiled walls and tiled floor.

Study

Side facing uPVC Double glazed window. Ceiling light, double paneled radiator, wooden flooring, door to kitchen

Sitting Room

12' 2" x 17' 10" (3.71m x 5.44m)
Two side facing double glazed windows, two radiators, wooden flooring, six wall light points and double glazed patio doors to garden.

Dining Room

9' 6" x 8' 11" (2.90m x 2.72m)
Door to Shower room, ceiling light, archway to sunroom, double paneled radiator, uPVC front facing window.

Sunroom

10' 5" x 10' 2" (3.17m x 3.10m)
Two uPVC windows, wooden flooring, recess spotlights, uPVC French doors to garden, double paneled radiator, uPVC double glazed doors to study.

Kitchen

11' x 7' 5" (3.35m x 2.26m)

Side and front facing uPVC double glazed windows, wall mounted heater, 1 1/2 sink bowl and draining unit, Single electric oven with electric hob over, stainless steel chimney cooker hood, dishwasher, fridge, range of eye and floor mounted units, part tiled walls, ceramic tiled floor, access to storage with space and plumbing for washing machine.

First Floor

Landing

Upvc double glazed window, airing cupboard and Worcester Bosch boiler, ceiling light, smoke detector, doors to bedroom and bathroom

Bedroom One

9' 1" x 10' 6" (2.77m x 3.20m)

Rear facing uPVC double glazed window, ceiling light and double paneled radiator

Bedroom Two

8' 1" x 12' 4" (2.46m x 3.76m)

Rear facing uPVC double glazed window, ceiling light, double paneled radiator.

Bedroom Three

16' 8" x 11' (5.08m x 3.35m)

Front facing uPVC Double glazed window, ceiling light, access to loft.

Bathroom

Front facing uPVC Double glazed window, recess spot lighting, heated towel rail, vanity unit with hand wash basin, walking double shower, shaver socket point

Outside

To the front is driveway providing parking for one car access to the rear garden

Outside Rear

To the rear is an enclosed rear garden with sun terrace which is ideal for entertaining, leading to a lawned garden with establish borders and trees. access to the front,

Services

All services are connected.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL307175

directions to this property:

From the Connells Warndon Villages office turn right onto Mill Wood Drive, left onto Plantation Drive, then at the roundabout turn right on to Wood Green Drive. Continue along this road, straight over the first roundabout and left on the second onto Cotswold way. Continue along and turn right onto Blackpole Road. At the traffic lights turn left onto Droitwich Rd, Turn right into O'Keys Lane and the property will be found on the right-hand side.

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL307175 - 0014