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estate agents

 **MAYFAIR**
OFFICE GROUP

Perry Orchard, Old Hill, Flyford Flavell, Worcestershire. WR7 4DA

Offers Over £600,000

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A beautifully presented, detached family home, benefiting from flexible accommodation and up to 4 bedrooms, situated in an elevated position with a fantastic outlook over the surrounding countryside, within the highly popular village of Flyford Flavell.

Accommodation briefly comprises: Entrance Hall, downstairs Shower Room, spacious Kitchen/Diner, Conservatory, Living Room, Bedroom 3 and Bedroom 4/Study. On the first floor: Master Bedroom with En-Suite Shower Room, further double Bedroom and Family Bathroom.

Outside: To the front is private driveway providing parking for several vehicles and with access to single Garage (also accessed from the house internally). To the side is spacious patio seating area and lawned garden. The lawn stretches around to the rear, where there is also decked seating area.

LOCATION: The property is located in the highly sought after village of Flyford Flavell, ideally placed for easy access to the city of Worcester and town of Pershore. The village itself boasts 2 Public Houses, Café and the excellent Flyford Flavell Primary School (Ofsted Rating: Good).

Living Room: - 4.62m x 4.42m (15'2" maximum x 14'6")

Kitchen / Diner: - 6.12m x 3m (20'1" x 9'10" maximum)

Conservatory: - 3.53m x 3m (11'7" x 9'10" maximum)

Bedroom 1: - 4.29m x 3.91m (14'1" maximum x 12'10")

Bedroom 2: - 4.62m x 3.23m (15'2" maximum x 10'7")

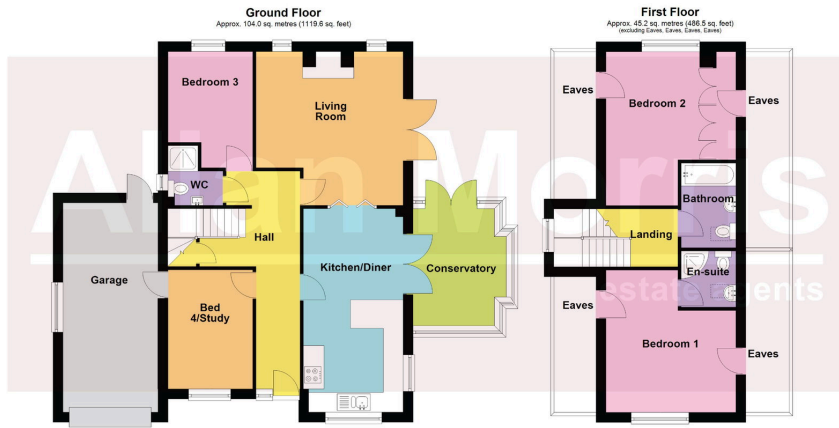
Bedroom 3: - 3.51m x 2.57m (11'6" maximum x 8'5")

Bedroom 4 / Study: - 3.58m x 2.57m (11'9" x 8'5")

Bathroom: - 2.54m x 1.65m (8'4" x 5'5")

Garage: - 6.3m x 3.07m (20'8" x 10'1" maximum)





Total area: approx. 149.2 sq. metres (1606.1 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.

- Detached family home
- Flexible accommodation
- Well tended private gardens
- Popular school catchment
- Council Tax Band: E
- 4 Bedrooms
- Generous driveway & Garage
- Highly sought after village location
- Easy access to motorway links

