



6 Rossendale Place

Fernhill Heath, WR3 7PZ

Andrew Grant

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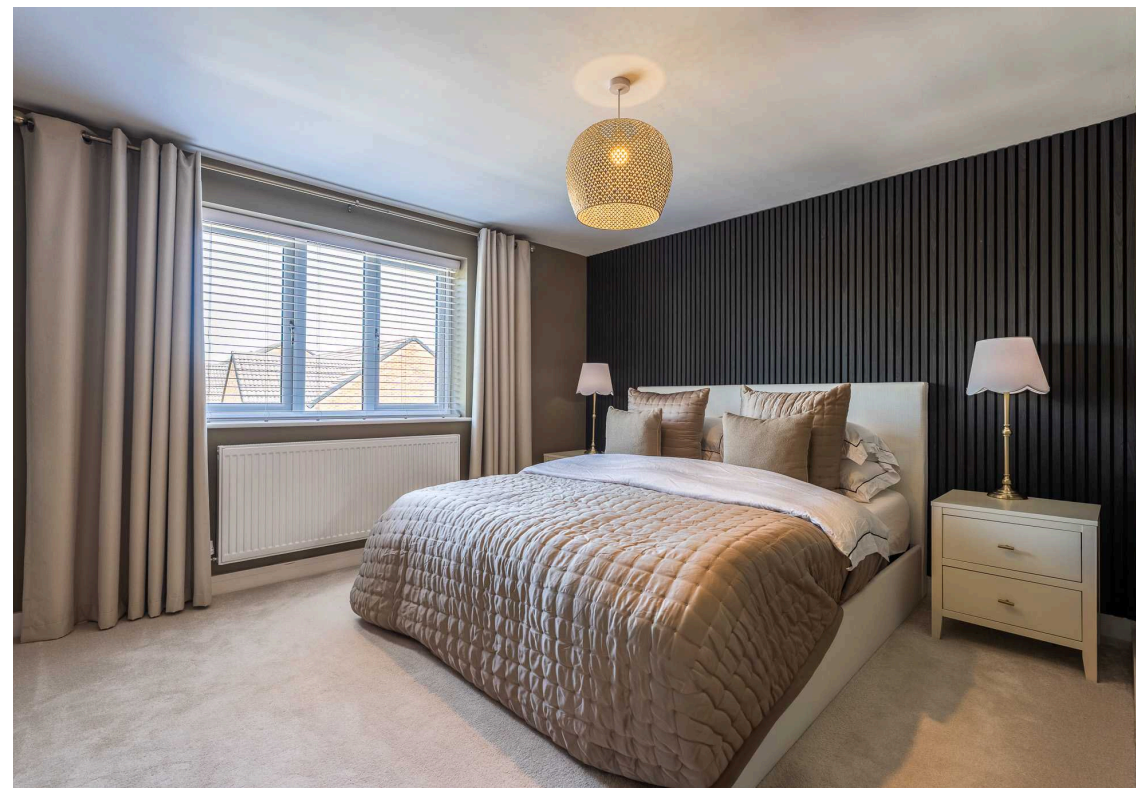
Rossendale Close, Fernhill Heath, WR3 7PZ

4 Bedrooms 4 Bathrooms 2 Reception Rooms

A generously proportioned modern home combining luxurious open plan living with four bedrooms, three with en suites, and an extensive rear garden.

- An impressive family home offering over 1,900 sq ft of accommodation with four bedrooms, four bathrooms, two reception rooms, underfloor heating throughout the ground floor and an integrated single garage.
- The substantial open plan kitchen, dining and living space creates a sociable heart to the home with direct access onto the rear terrace.
- Four well proportioned bedrooms occupy the first floor, including a particularly spacious primary suite with its own dressing room and en suite shower room.
- A broad paved terrace provides ample space for outdoor seating before giving way to an extensive lawn enclosed by established boundary fencing.
- A sizeable frontage supplies driveway parking for multiple vehicles alongside convenient access to the integrated single garage.
- Fernhill Heath provides a well connected residential setting with access to everyday amenities, schools and transport links serving Worcester and the surrounding area.

1963 sq ft (182.4 sq m)





The kitchen

The kitchen forms the practical centrepiece of the expansive open plan living space. Extensive cabinetry, generous work surfaces and a substantial central island incorporate excellent preparation space, an induction hob and an overhead extractor. Integrated ovens and a sink complete the arrangement, while the open connection with the dining and living areas supports sociable daily life.







The dining area

The dining area creates a natural setting for shared meals and entertaining within the open plan arrangement. A broad ceiling detail defines this part of the space without interrupting its connection to the kitchen and adjoining living area. Bi-fold doors open directly onto the paved terrace, extending gatherings into the garden during suitable weather.







The living area

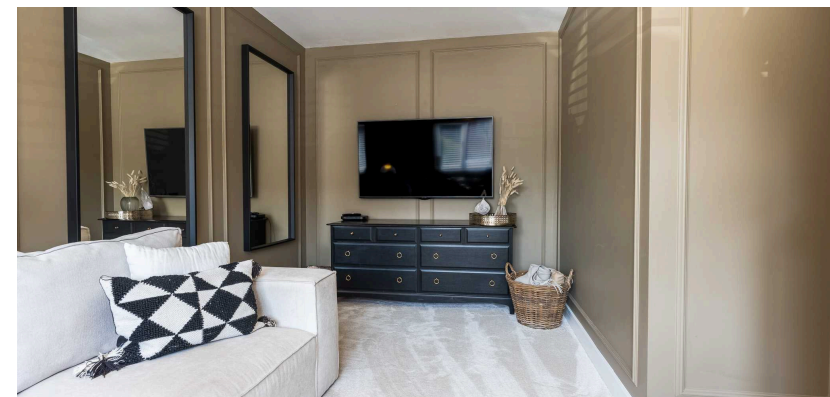
Designed as a relaxed everyday seating space, the living area complements the kitchen and dining zones while remaining visually distinct. Wall panelling creates a strong architectural focal point and patio doors establish a direct relationship with the rear garden. Its open arrangement allows conversation and activity to flow easily throughout this substantial family room.





The living room

A separate living room provides a quieter retreat away from the principal open plan accommodation. Its proportions accommodate a comfortable seating arrangement, making it equally suitable for relaxed evenings or informal family use.







The utility

Practical household tasks are contained within a dedicated utility room positioned between the entrance hall and open plan accommodation. Coordinated cabinetry, work surfaces and a sink provide useful facilities, with space beneath the counter for appliances. The arrangement keeps laundry and additional preparation requirements separate from the main kitchen.



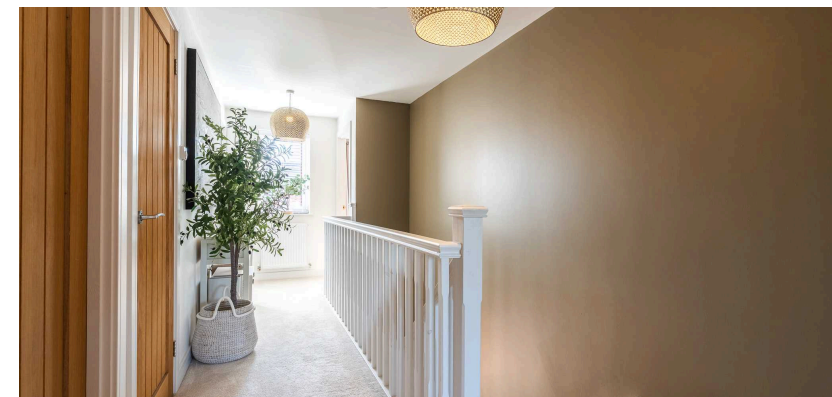
The entrance hall and cloakroom

A long entrance hall establishes a welcoming route through the ground floor, linking the living room, utility and open plan accommodation. Wall panelling adds architectural definition and the staircase rises centrally to the first floor. The adjoining cloakroom contains a WC and wash basin, providing a convenient facility for visitors and everyday use.



The landing

The landing provides a clear connection between all four bedrooms and the principal bathroom. A balustrade overlooks the stairwell, while the extended arrangement allows each room to be reached independently. Its generous proportions reinforce the sense of space found throughout the first floor.





The primary bedroom and dressing room

The primary bedroom forms an impressive suite, a substantial sleeping area leads into a separate dressing room with extensive clothes storage, creating a clearly organised arrangement. Direct access to the en suite completes the suite, while the room's scale allows distinct sleeping and dressing zones without compromise.

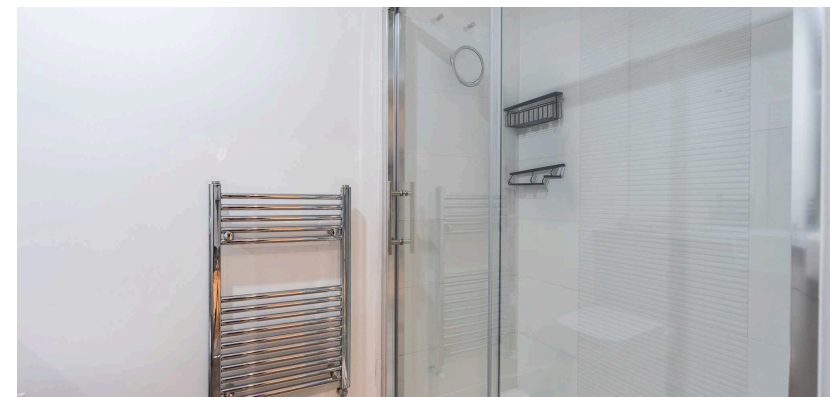






The primary en suite

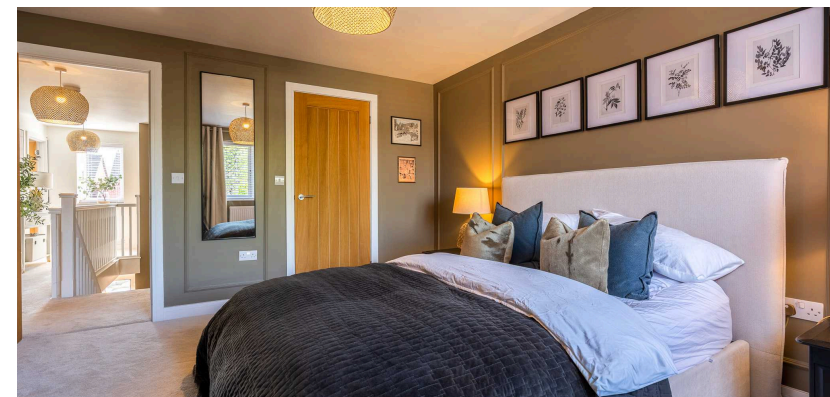
Completing the primary suite, this en suite provides a dedicated and well arranged shower room. A generous glazed shower enclosure forms the principal feature, accompanied by a WC and wash basin with practical cabinetry beneath.





The second bedroom

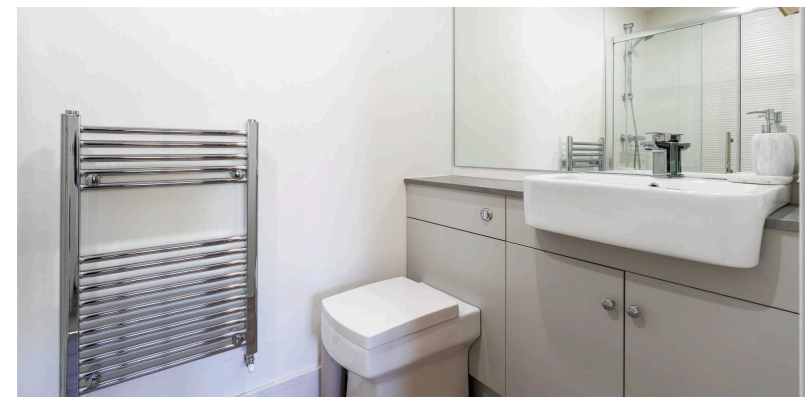
The second bedroom offers generous proportions suited to regular family use or visiting guests. Its broad floor area comfortably accommodates a double bed with space remaining for additional freestanding furniture. Direct access to a private en suite enhances the room's independence and everyday convenience.





The second bedroom en suite

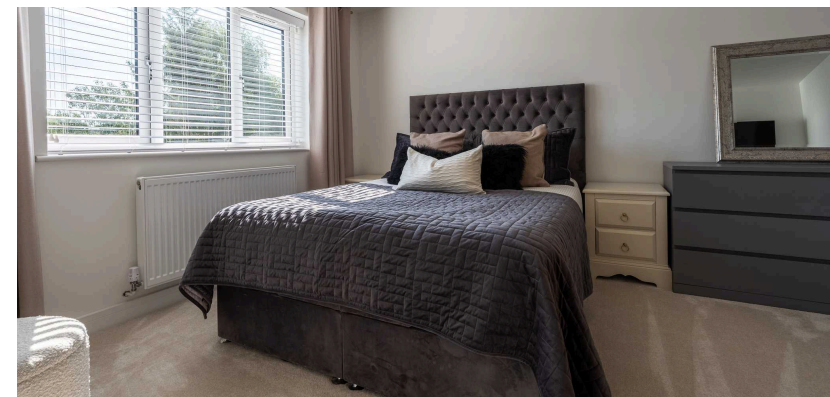
Serving the second bedroom, this private en suite is arranged around a glazed shower enclosure. A WC and wash basin with useful cabinetry complete the facilities, all presented within an efficient layout.





The third bedroom

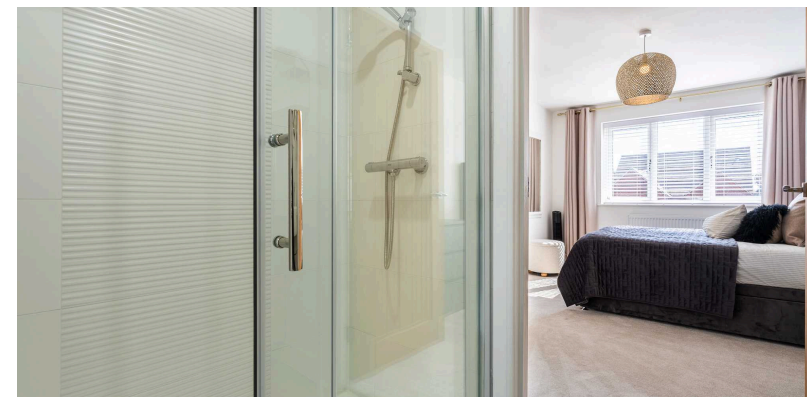
The third bedroom is another well proportioned double room with a practical, easily arranged footprint. Space is available around the bed for freestanding furniture without restricting movement through the room. An adjoining en suite shower room adds considerable flexibility for family members or overnight guests.





The third bedroom en suite

A dedicated en suite brings additional privacy and convenience to the third bedroom. The room includes a glazed shower enclosure, WC and wash basin with cabinetry below. Its efficient arrangement provides the necessary facilities while preserving the generous proportions of the adjoining bedroom.





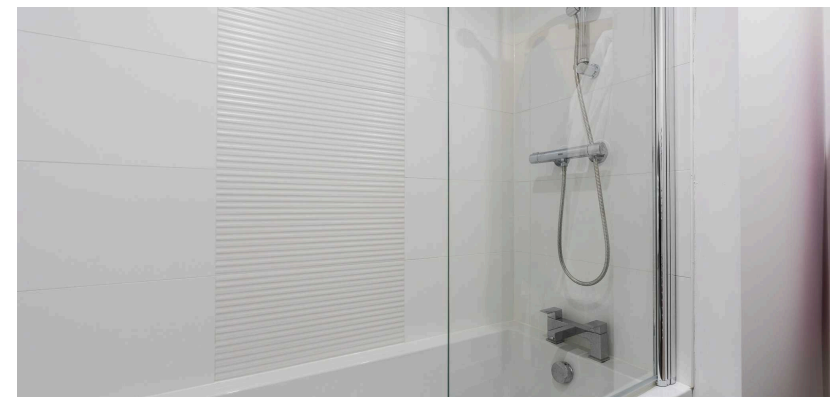
The fourth bedroom

The fourth bedroom provides a versatile space that can adapt to changing household needs. Its proportions are suitable for a bedroom while also supporting use as a study or occasional guest room if preferred. Positioned close to the principal bathroom, it remains practical for both regular and flexible use.



The bathroom

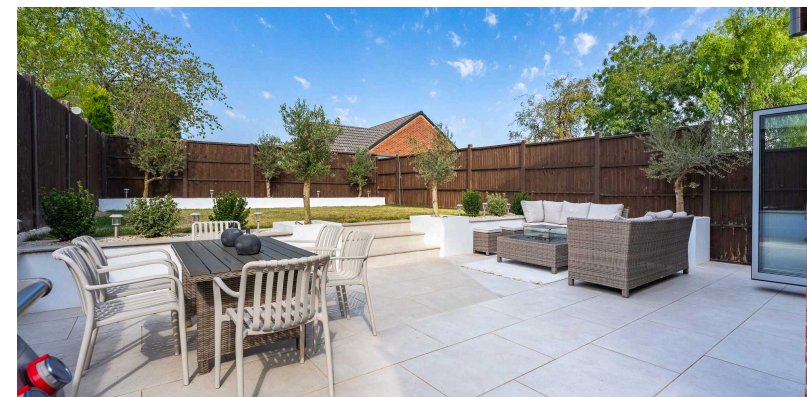
The principal bathroom serves the first floor accommodation with a complete and practical suite. A panelled bath with an overhead shower and glazed screen provides flexible bathing options, complemented by a WC and wash basin with cabinetry below.





The garden

The garden begins with a generous paved terrace spanning the rear of the home. This substantial area provides ample room for outdoor seating and dining, with both bifold and patio doors creating an immediate connection to the open plan accommodation. Raised steps lead from the terrace to the lawn, establishing clearly defined areas for entertaining and recreation.







Beyond the terrace lies an extensive level lawn offering considerable space for recreation and outdoor activities. Established fencing encloses the perimeter, while planted trees introduce structure across the garden. The depth of the plot creates a pleasing sense of openness and provides a valuable extension of the home's family accommodation.







The driveway and parking

A broad frontage provides off road parking for multiple vehicles. The paved driveway extends across the front of the home and leads directly to the integrated single garage, allowing straightforward vehicle access. An additional area of lawn softens the frontage while preserving the generous parking provision.

Location

Fernhill Heath is an established residential area offering a convenient setting for family life, with everyday amenities available within the wider local community. The area provides access to a choice of schooling for different age groups and is well placed for travel into Worcester and neighbouring centres. Road connections support journeys throughout the county and towards the wider regional network, while nearby countryside offers opportunities for walking and outdoor recreation. Rossendale Place occupies a modern residential setting within easy reach of the services, employment opportunities and leisure facilities available in and around Worcester.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F

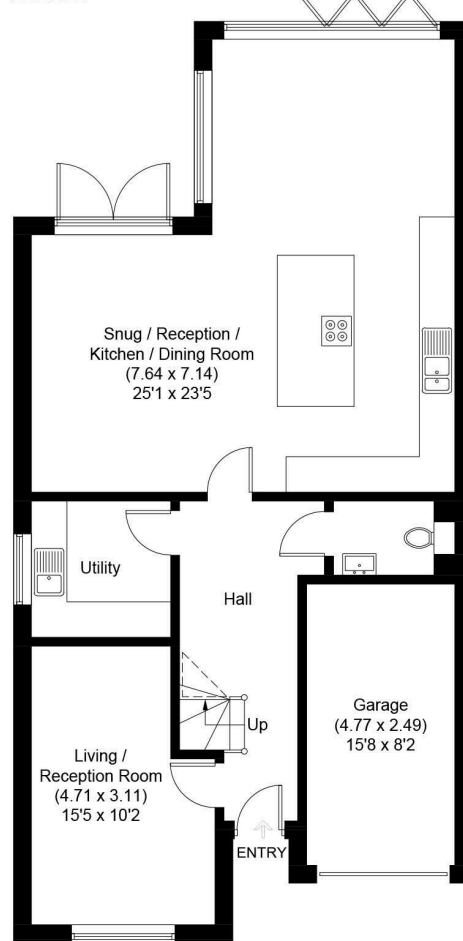


Rossendale Place

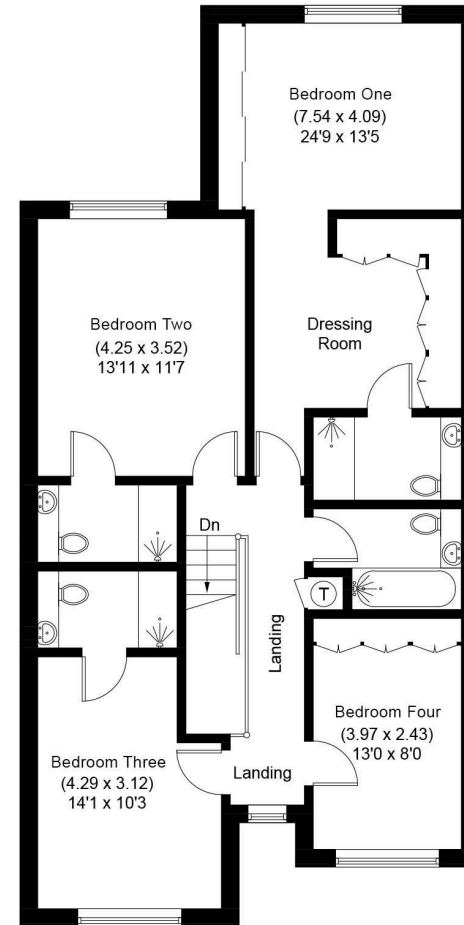
Approximate Gross Internal Area
 Ground Floor = 78.9 sq m / 849 sq ft
 First Floor = 91.6 sq m / 986 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 182.4 sq m / 1963 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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