



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

3 Balmoral Close, Fernhill Heath, Worcester. WR3 7XQ  
Offers In Region Of £500,000

4 2 1



A four bedroom detached house, situated in the sought after area of Fernhill Heath.

Accommodation comprising: Welcoming Entrance Hall, downstairs Cloakroom, Kitchen/Dining Room with fitted appliances, leading into Utility Room with storage and access to the rear, dual aspect Sitting Room with feature fireplace and mantle over, double doors to Conservatory and double doors to patio and garden. To the first Floor: Master Bedroom with contemporary En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: To the front is a block paved driveway suitable for numerous vehicles leading to garaging together with lawn. The rear of the property is of particular note and has gated side access. Onto a good size entertaining patio, lawn with mature planting and access into Games Room (rear of Garage. Vendor happy to put back to Garage if required). Further access into front of Garage and storage.

**Kitchen/Dining Room** - 5.3m x 3.5m (17'4" x 11'5")

**Utility Room** - 2m x 1.9m (6'6" x 6'2")

**Sitting Room** - 5.8m x 3.6m (19'0" x 11'9")

**Conservatory** - 3.2m x 2.9m (10'5" x 9'6")

**Master Bedroom** - 3.7m x 3.7m (12'1" x 12'1")

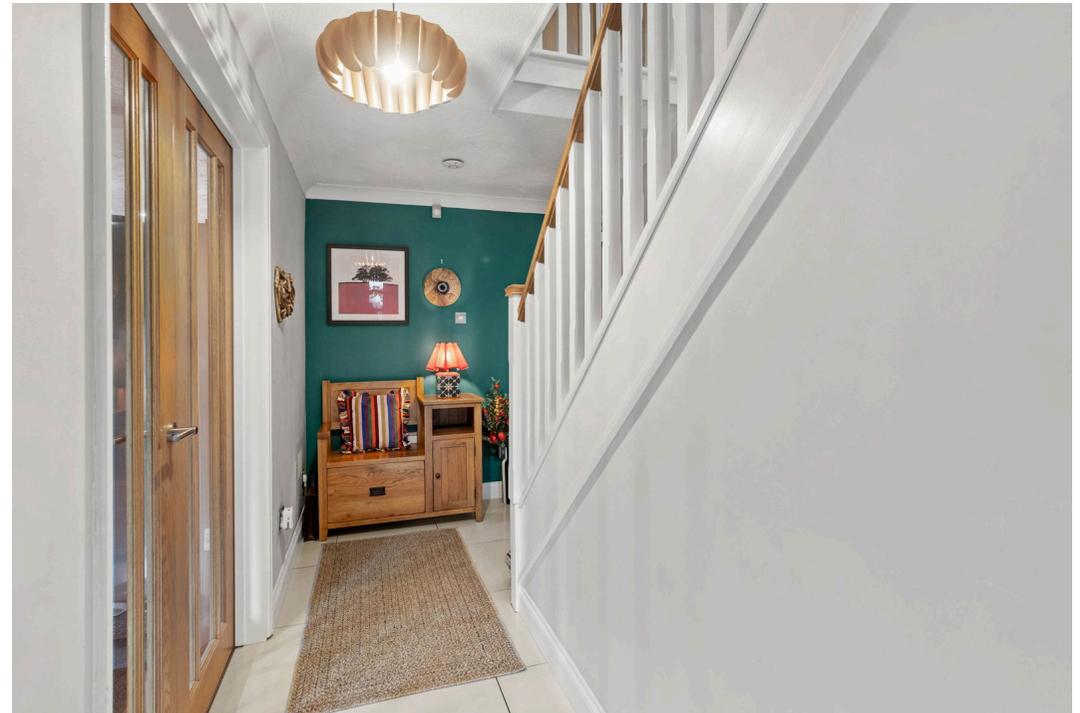
**En-suite** - 2.7m x 1m (8'10" x 3'3")

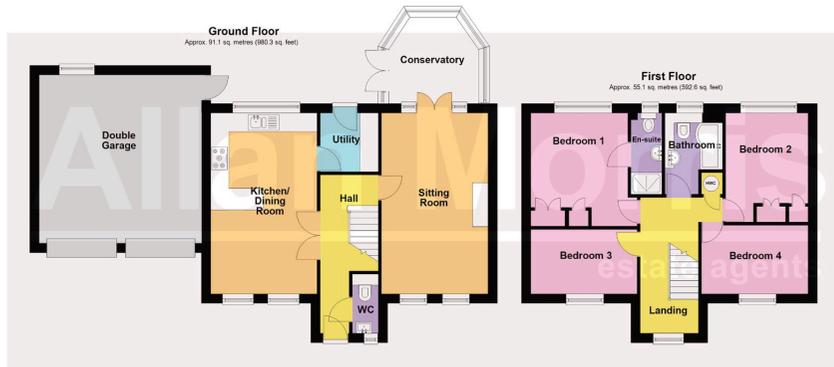
**Bedroom 2** - 3.6m x 2.7m (11'9" x 8'10")

**Bedroom 3** - 3.6m x 2.3m (11'9" x 7'6")

**Bedroom 4** - 3.5m x 2.2m (11'5" x 7'2")

**Bathroom** - 2.8m x 1.9m (9'2" x 6'2")





Total area: approx. 146.1 sq. metres (1572.8 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.

- 4 bedroom detached family home
- Kitchen/Dining Room & Utility
- Dual aspect Sitting Room
- Conservatory
- Easy access to local schooling & amenities
- Master Bedroom with built-in wardrobes & En-Suite
- Ample parking & garaging & Games Room
- Pleasant rear garden
- Under floor heating in Hall, Cloakroom & Kitchen/Dining Room
- Council Tax Band E

