

FOR SALE



39 Station Road, Fernhill Heath, Worcestershire, WR3 7UJ

£565,000



MARTIN&CO



**39 Station Road
Fernhill Heath
Worcestershire
WR3 7UJ**

£565,000



- Freehold detached family home
- 4 double bedrooms
- 2 ensuites & Family bathroom
- Hall with Fitted cloakroom & Utility
- Family room, Study & Lounge
- Fitted kitchen & Dining room
- Large detached garage
- Private southerly garden
- Council Tax band F
- EPC Rating band C

*** DECEPTIVELY SPACIOUS & FLEXIBLE FAMILY HOME ***

This freehold family home is situated in the heart of the sought after village of Fernhill Heath, within easy reach of the M5 and facilities of both Worcester and Droitwich.

The house offers accommodation of approximately 1,900sqft, comprising: a reception hall; fitted cloakroom; lounge; family room; study; fitted kitchen & dining room; utility room; landing; four double bedrooms; walk-in wardrobe; en suite bathroom; en suite shower room; and a family bathroom.

In addition, the property benefits from a large detached garage, off-road parking for upto four cars, corner position with a private garden having a lovely southerly aspect, PVC double glazing and gas-fired central heating.

KEY FACTS

Freehold tenure
Approx 1,900sqft
Gas-fired central heating
PVC double glazing
Council Tax band F
EPC Rating band C
Southerly facing garden



FIRST FLOOR

LANDING 4.16m x 1.05m < 2.90m (13'7" x 3'5" < 9'6")

BEDROOM ONE 3.81m < 4.94m x 3.70m (12'6" < 16'2" x 12'2")

WALK-IN WARDROBE 1.84m x 1.76m (6'0" x 5'9")

EN SUITE BATHROOM 2.83m x 1.57m < 1.87m (9'3" x 5'1" < 6'1")

BEDROOM TWO 3.65m x 2.86m < 3.70m (12'0" x 9'4" < 12'1")

EN SUITE SHOWER ROOM 2.07m x 0.77m (6'9" x 2'6")

BEDROOM THREE 4.58m < 6.28m x 2.32m < 3.00m (15'0" < 20'7" x 7'7" < 9'10")

BEDROOM FOUR 3.70m x 2.60m (12'1" x 8'6")

FAMILY BATHROOM 2.08m x 1.53m (6'10" x 5'0")

GROUND FLOOR

RECEPTION HALL 4.14m x 3.75m (13'7" x 12'4")

FITTED CLOAKROOM 2.59m x 1.09m (8'6" x 3'7")

STUDY 2.58m x 2.08m (8'6" x 6'10")

FAMILY ROOM 3.86m x 3.53m (12'8" x 11'7")

LOUNGE 6.87m x 3.54m (22'7" x 11'7")

FITTED KITCHEN & DINING ROOM 6.47m x 2.88m < 3.89m (21'2" x 9'6" < 12'9")

UTILITY ROOM 2.58m x 1.41m (8'6" x 4'7")

OUTSIDE

DETACHED GARAGE 5.55m x 3.16m (18'2" x 10'4")

PARKING

The garage is approached over a block paved drive providing off-road parking for upto four cars.

GARDENS

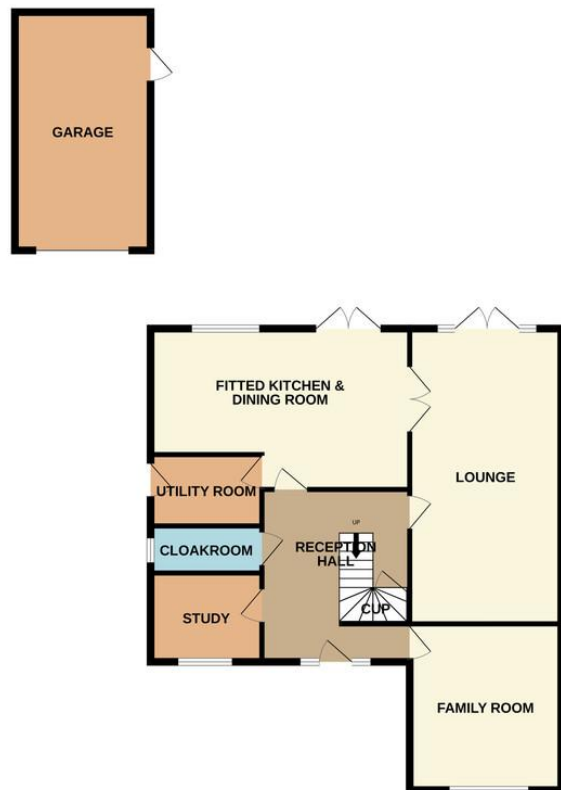
The house occupies a corner plot, standing behind a front garden and enjoying a private rear garden, landscaped for ease of maintenance and having a lovely southerly aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.