



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

11 Balmoral Close, Fernhill Heath, Worcester. WR3 7XQ
£650,000

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A modern and most spacious four bedroom detached family home, situated in a quiet cul-de-sac location within the popular Fernhill Heath area, convenient for access to both Worcester and Droitwich and motorway links.

Accommodation briefly comprises: Entrance Hall, Study, Living Room, Kitchen/Diner, Orangery and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is private driveway, detached double Garage and lawned garden. To the rear is fully enclosed well tended private garden.

LOCATION: The property is located in the popular village of Fernhill Heath, offering excellent access to major transport links, as well as a highly popular school catchment. Within the village are a number of useful amenities to include Public Houses, 3 Convenience Stores, Baptist Church and War Memorial Hall.

Living Room: - 6.71m x 3.86m (22'0" x 12'8")

Kitchen / Diner: - 6.48m x 3.48m (21'3" x 11'5" max 10'4" min)

Orangery: - 4.04m x 2.62m (13'3" x 8'7")

Utility Room: - 1.83m x 1.75m (6'0" x 5'9")

Study: - 2.77m x 2.18m (9'1" x 7'2")

Bedroom 1: - 4.44m x 3.25m (14'7" max (rear of wardrobe) x 10'8")

En-Suite: - 2.36m x 1.96m (7'9" x 6'5" max 5'6" min)

Bathroom: - 2.82m x 1.96m (9'3" x 6'5")

Bedroom 4: - 3.68m x 2.16m (12'1" max (rear of wardrobe) x 7'1")

Bedroom 2: - 3.86m x 3.23m (12'8" x 10'7")

Bedroom 3: - 3.89m x 2.87m (12'9" max 9'8" min x 9'5")





- Spacious detached family home
- 2 Bathrooms
- Driveway and double Garage
- Solar Panels
- Easy access to motorway links
- 4 Bedrooms
- Hugely improved by current owners
- Well tended private rear garden
- Popular school catchment
- Council Tax Band: F

