



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

5 Woodbury Park, Holt Heath, Worcestershire. WR6 6NT

Offers In Region Of £600,000

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A very well presented spacious and flexible four bedroom detached family home, situated within this sought after location, offering easy access to local schooling, lying within the Chantry catchment, together with other local amenities, to include Broomfields Farm Shop, Top Farm Barn at Hallow and easy access to Worcester City and major transport links.

Comprising: Entrance Porch, Hall with internal door to Garaging, Cloakroom, Sitting Room with feature fireplace with wood burner in situ, Dining Area, recently fully fitted Kitchen/Breakfast Room (also accessible from Main Hall), Utility and access to Rear Porch leading onto garden. 1st floor: Master Bedroom with built-in wardrobe and recently refitted En-Suite Shower Room with under flooring heating and access to Landing, 3 further Bedrooms (2 with built-in wardrobes) and large Family Bathroom.

Outside: Ample off road parking via block paved driveway, covered Carport and foregarden. To the rear is a good size patio, leading onto an established mature lawned garden.

Sitting Room: - 5.4m x 4.6m (17'8" x 15'1")

Dining Area: - 4.2m x 3.8m (13'9" x 12'5")

Kitchen / Breakfast Room: - 4.6m x 4.2m (15'1" x 13'9")

Utility Room: - 4.2m x 2m (13'9" x 6'6")

Master Bedroom: - 4.8m x 4.2m (15'8" x 13'9")

En-Suite Shower Room: - 3.3m x 2m (10'9" x 6'6")

Bedroom 2: - 4.5m x 4.2m (14'9" x 13'9")

Bedroom 3: - 4.1m x 4.1m (13'5" x 13'5")

Bedroom 4: - 3.1m x 2.2m (10'2" x 7'2")

Family Bathroom: - 3.4m x 2.7m (11'1" x 8'10")





- Substantial 4 bedroom detached family home
- Immaculately presented
- Some bespoke shutters
- Ample parking via block paved driveway
- Good size mature rear garden
- Sought after village location
- Sitting Room with feature woodburner
- Master Bedroom with large modern En-Suite
- Covered Carport
- Council Tax Band: F

