

FOR SALE



3 Westfield Road, Fernhill Heath, Worcestershire, WR3 7XE

5 Bedrooms, 3 Bathroom, Detached House

£399,950



- Freehold detached family home
- 5 bedrooms
- 2 ensuites & Family bathroom
- Lounge & Dining room
- Fitted kitchen & Utility
- Approx 1,385sqft
- PVC double glazing
- Gas-fired central heating
- Council Tax band E
- EPC Rating band C

*** VACANT & NO ONWARD CHAIN ***

This freehold detached family home is situated in the desirable village of Fernhill Heath with amenities, including a primary school, a post office, a village hall, and a number of local shops and pubs. The village also has a cricket club, a football club, and a tennis club and has regular bus services to Worcester and other nearby towns and villages, with junction 6 of the M5 being within easy reach.

The house offers spacious and flexible accommodation of approx 1,385sqft, comprising: a hall with fitted cloakroom; office/5th bedroom with ensuite shower room; lounge; dining room; fitted kitchen; utility room; landing; four bedrooms; ensuite shower room; and a family bathroom.

The property also has PVC double glazing, gas-fired central heating, off-road parking and a private garden with a westerly aspect.

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

KEY FACTS

Freehold tenure
 Westerly garden
 Gas-fired central heating
 Worcester combi boiler
 PVC double glazing
 Drive for upto 4 cars
 Council Tax band E
 EPC Rating band C
 Vacant & no onward chain



FIRST FLOOR

LANDING 2.89m x 0.87m (9'6" x 2'10")

BEDROOM ONE 3.29m x 3.06m < 4.91m (10'10" x 10'0" < 16'1")

EN SUITE SHOWER ROOM 1.59m x 1.46m < 2.05m (5'2" x 4'9" < 6'8")

BEDROOM TWO 3.21m x 2.90m < 3.89m (10'6" x 9'6" < 12'9")

BEDROOM THREE 2.97m < 3.83m x 2.56m (9'9" < 12'7" x 8'5")

BEDROOM FOUR 2.61m x 1.97m < 2.92m (8'7" x 6'5" < 9'7")

FAMILY BATHROOM 2.66m x 1.55m (8'8" x 5'1")

OUTSIDE

PARKING

The house stands behind a drive providing off-road parking for up to four cars.

GARDEN

The property benefits from a private rear garden with a westerly aspect.

INCLUSIONS

Floor coverings as fitted
Window dressings as fitted
Timber garden shed
'Flavel' range oven
Cookerhood

GROUND FLOOR

HALLWAY 6.23m x 1.50m < 1.73m (20'5" x 4'11" < 5'8")

FITTED CLOAKROOM 1.68m x 1.27m (5'8" x 4'2")

OFFICE / 5TH BEDROOM 4.31m x 2.76m (14'2" x 9'1")

EN SUITE SHOWER ROOM 2.00m x 1.42m (6'7" x 4'8")

LOUNGE 6.16m x 2.98m < 3.71m (20'2" x 9'9" < 12'2")

DINING ROOM 2.76m x 2.64m (9'0" x 8'8")

FITTED KITCHEN 3.96m x 2.25m (13'0" x 7'4")

UTILITY ROOM 2.52m x 1.70m (8'3" x 5'7")



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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