



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

17 Lord Hill Gardens, Ombersley, Droitwich, Worcestershire. WR9 0FG

Offers Over £325,000

3 2 1



A modern semi detached family home, offering well proportioned and immaculately presented accommodation (built by Bromford Homes). Situated in a cul-de-sac location, within this highly regarded and sought after village, with easy access to the village amenities, City of Worcester, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Kitchen Dining Room, three Bedrooms (Main Bedroom with En-Suite Shower Room) and a Family Bathroom.

Outside: Driveway providing off road parking for 2 cars and a private landscaped rear garden, predominantly laid to lawn, with paved patio area, additional decked seating area and wooden garden shed (5.0m x 2.0m). In addition there is a gate accessing a further garden area 3m x 7m (approximately).

Kitchen/Dining Room - 4.2m x 4.73m (13'9" x 15'6")

Lounge - 4.47m x 3.4m (14'7" x 11'1")

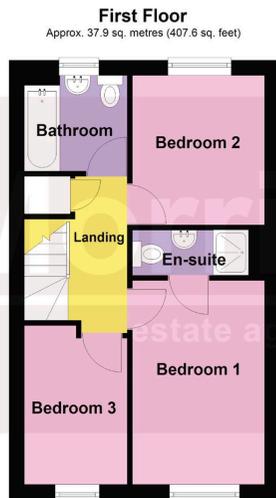
Bedroom 1 - 3.99m x 2.6m (13'1" x 8'6")

Bedroom 2 - 2.93m x 2.6m (9'7" x 8'6")

Bedroom 3 - 3.11m x 2.03m (10'2" x 6'7")

Bathroom - 2.03m x 1.87m (6'7" x 6'1")





Total area: approx. 75.7 sq. metres (815.2 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.

- Modern 3 Bedroom semi detached family home
- NHBC remaining
- Gas central heating & double glazing
- Viewing highly recommended
- Wooden garden shed (5.0m x2.0m)
- Built by Bromford Homes in 2021
- Landscaped private garden
- Off road parking/driveway for 2 cars
- Immaculately presented & well proportioned accommodation
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	