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 **MAYFAIR**
OFFICE GROUP

Fullers House, Walk Mill Drive, Wychbold, Droitwich, Worcestershire. WR9 7PB

£385,000

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Accommodation briefly comprises: Living Room, downstairs Cloakroom and open-plan Kitchen/Diner. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles and with lawned foregarden. From the driveway access can be gained into single Garage (also accessible from inside the house). There is gated access and pathway to the side giving access to rear garden, which is of generous size, largely laid to lawn with decked area. The property further benefits from solar panels.

LOCATION:

The property is located in the village of Wychbold, offering a wide range of amenities to include Surgery, Public Houses and Primary School. The location is ideal for commuters with access to the M5 motorway close by via Junction 5.

Living Room: - 5.21m x 3.56m (17'1" x 11'8")

Kitchen / Diner: - 6.25m x 5.21m (20'6" x 17'1")

Bedroom 1: - 3.45m x 3.28m (11'4" x 10'9" maximum)

En-Suite Shower Room: - 2.18m x 1.65m (7'2" x 5'5")

Bedroom 2: - 3.56m x 3.3m (11'8" x 10'10")

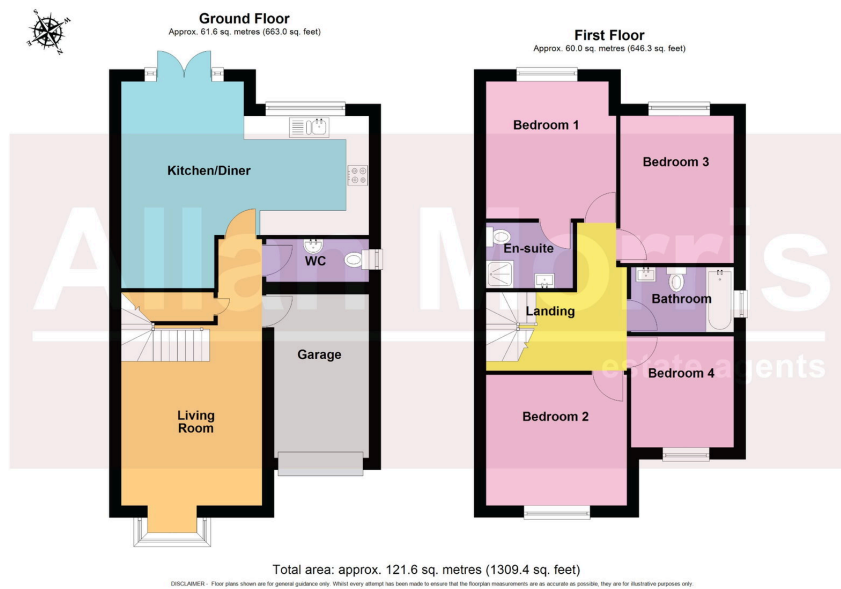
Bedroom 3: - 3.71m x 2.87m (12'2" x 9'5")

Bedroom 4: - 2.79m x 2.59m (9'2" x 8'6")

Bathroom: - 2.59m x 1.65m (8'6" x 5'5")

Garage: - 4.34m x 2.39m (14'3" x 7'10")





- Semi detached family home
- 4 Bedrooms
- 2 Bathrooms
- Driveway providing parking for several vehicles
- Single Garage
- Fully enclosed private rear garden
- NO ONWARD CHAIN
- Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	