



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

16 Cherry Orchard, Holt Heath, Worcester. WR6 6ND

Offers In Region Of £360,000

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An extended, detached dormer style family home, offering spacious, versatile and well presented accommodation, standing on a corner plot in a quiet cul-de-sac location enjoying a high degree of privacy. Situated within this popular and sought after village, the location provides easy access to the City of Worcester, national road and rail networks.

Accommodation briefly comprising: Entrance Porch, Reception Hall, Lounge, Dining Room, Kitchen, ground floor double Bedroom and Bathroom/Shower Room, two first floor double Bedrooms and a further Shower Room.

Outside: To the front and side of the property is a lawned foregarden with shrub and hedge border, a mono-bloc driveway providing off road parking for two cars, with gated access to an additional mono-bloc parking space in turn accessing a large roller-door fronted Garage/Workshop and the rear garden. To the side of the property is a further mono-bloc driveway providing an additional parking space. To the rear of the property is a lawned enclosed garden with garden shed, outside cold water tap and outside courtesy lights.

Lounge - 4.27m x 4.47m (14'0" x 14'8")

Dining Room - 4.83m x 2.49m (15'10" x 8'2" min)

Kitchen - 3.68m x 2.39m (12'1" x 7'10")

Bedroom (ground floor) - 5.64m x 3.91m (18'6" x 12'10")

Shower Room (ground floor) - 2.39m x 2.03m (7'10" x 6'8")

Bedroom 2 - 4.42m x 3m (14'6" x 9'10")

Bedroom 3 - 3.12m x 3.2m (10'3" x 10'6")

Shower Room - 1.93m x 0.86m (6'4" x 2'10")

Garage/Workshop - 4.6m x 3.05m (15'1" x 10'0")





Total area: approx. 128.6 sq. metres (1384.2 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.



- An extended detached dormer style family home
- Quiet cul-de-sac location
- Off road parking & Garage/ Workshop
- Viewing highly recommended
- Gas central heating & double glazing
- Private corner plot
- Council Tax Band D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	45
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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