



When you move,  
it matters

ADAM HENRY  
exp



12 Flyford Green, WR7 4FB  
Worcester

£315,000

Situated within the highly desirable village of Flyford Flavell, this beautifully presented two-bedroom semi-detached home offers well-balanced accommodation, a peaceful rural setting and excellent access to Worcester, Pershore and the surrounding Worcestershire countryside.

The property comprises a welcoming entrance hall, a bright and spacious living room, and a modern fitted kitchen/dining room with ample storage and space for everyday living. Upstairs, there are two generously proportioned bedrooms, with the second bedroom benefiting from its own en-suite shower room, in addition to a well-appointed family bathroom serving the remainder of the accommodation.

Externally, the property enjoys off-road parking and an attractive rear garden with rural views, providing an ideal space for outdoor dining, relaxing and family enjoyment.

Positioned within the sought-after Flyford Green development, the property benefits from the charm and tranquility of village life whilst remaining conveniently connected to Worcester, Pershore and major transport links. The village is home to a thriving community and is ideally located close to a range of highly regarded independent businesses and local amenities. Residents can enjoy excellent dining and social opportunities nearby, including the popular village pub, The Boot, renowned for its welcoming atmosphere and quality food, as well as TOAST, a much-loved local brunch spot.

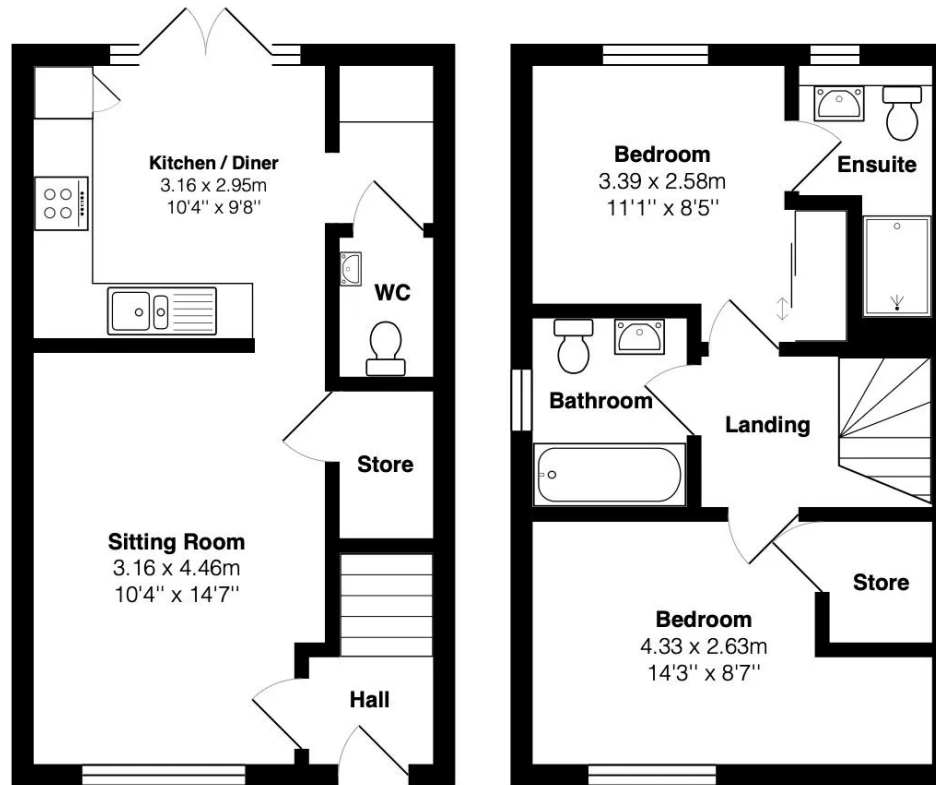
The area is particularly appealing to families, with access to a number of well-regarded schools nearby. Flyford Flavell itself is served by the highly regarded Flyford Flavell Primary School, while a selection of respected secondary schools can be found within easy reach in Worcester and Pershore. The property's location also offers convenient access to several of Worcestershire's sought-after independent schools, making it an attractive choice for those seeking strong educational options alongside a village lifestyle.

Surrounded by beautiful Worcestershire countryside, with scenic walks and cycle routes on the doorstep, this delightful home presents an excellent opportunity for first-time buyers, downsizers and anyone seeking a more rural setting, combining modern comfort with the best of rural village living.









Total Area: 65.2 m<sup>2</sup> ... 702 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
<b>G</b>		



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