



**Allan Morris**  
estate agents

**Rosewood Close, Fernhill  
Heath, Worcester.**

#### 4 Rosewood Close, Fernhill Heath, Worcester. WR3 7SH

- NO ONWARD CHAIN
- Built by Bryant homes
- Immaculately presented and spacious accommodation
- Re-fitted Kitchen with Neff appliances & granite worktops
- Villeroy & Boch sanitary ware in Main Bedroom En-Suite & downstairs W.C.
- Exclusive cul-de-sac development. EV Charging Point
- Generous private mature plot approx. 0.23 of an acre
- Viewing highly recommended

A modern detached family home, built by Bryant Homes, offering spacious immaculately presented and versatile accommodation, standing on a generous mature plot of approximately 0.23 of an acre. Situated in a exclusive small development 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: Reception Hall, 3 Reception rooms, Kitchen/Breakfast Family Room, Cloakroom, Utility Room, five double Bedrooms (four having built in wardrobes, Bedroom 1 with En-Suite Bathroom/Shower Room and Dressing Room, Bedroom 2 having En-Suite Shower Room), Family Bathroom.

Outside: To the front of the property is a shrub foregarden and driveway providing off road parking for four plus cars, in turn accessing the front door and a double Garage (with two up and over doors, power and lighting, side courtesy door), EV charging point and outside security lights. Gated pedestrian access to either side of the property leads to rear garden.

The rear of the property has a private mature garden, predominantly laid to lawn with shrub borders, large patio area, outside courtesy light, outside cold water tap.





## Directions

From the City of Worcester proceed in a northerly direction along the A38, continue into Fernhill Heath turning right into Rosewood Close (opposite the playing field), follow the road around bearing right, where number 4 will be found on the right hand side.

What3words:///doctor.brass.remove

WAM 7911

## Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

Gas central heating

UPVC double glazing

**GUIDE PRICE: £ 850,000**



Total area: approx. 268.8 sq. metres (2893.6 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.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan & Measurements:

**Hall:** - 4.8m x 4.19m (15'9" x 13'9")

**Lounge:** - 5.41m x 4.47m (17'9" x 14'8")

**Kitchen / Breakfast Room:** - 8.13m x 4.88m (26'8" x 16'0")

**Dining Room:** - 5.16m x 4.04m (16'11" x 13'3")

**Study:** - 3.76m x 2.41m (12'4" x 7'11")

**Bedroom 1:** - 5.26m x 4.29m (17'3" x 14'1")

**En-Suite:** - 3.15m x 2.39m (10'4" x 7'10")

**Bedroom 2:** - 3.76m x 3.58m (12'4" x 11'9")

**En-Suite:** - 2.57m x 1.75m (8'5" x 5'9")

**Bedroom 3:** - 4.29m x 2.87m (14'1" x 9'5")

**Bedroom 4:** - 3.91m x 2.57m (12'10" x 8'5")

**Bedroom 5:** - 3.12m x 2.57m (10'3" x 8'5")

**Bathroom:** - 2.84m x 2.34m (9'4" x 7'8")

**Double Garage:** - 5.89m x 5.84m (19'4" x 19'2")

**Address:**  
32 Sidbury, Worcester, WR1 2HZ