



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# The Firs Cottage, Berrow Green Road, Martley, Worcestershire. WR6 6PQ

£550,000

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A most charming 3/4 bedroom detached character Cottage, enjoying a generous plot with scope for further development and enjoying stunning views over the Teme Valley countryside.

Accommodation: Reception Hall, open-plan living accommodation to include Sitting Room, Dining Room and Living Room, Kitchen. On the first floor: Master Bedroom, Bedroom 2 with Dressing Room/ Nursery off, Bedroom 3, Shower Room and separate Cloakroom.

Outside: The property benefits from a generous driveway, single Garage and glorious private gardens to both sides.

LOCATION: The property is located on the edge of the thriving village of Martley, offering a range of local amenities, to include 2 Public Houses, Shop and Cricket Club and excellent schooling, to include Primary School and with the Chantry High School close by, together with easy access into Worcester City and major transport links.

**Hall:** - 3.45m x 2.39m (11'4" x 7'10")

**Living Room:** - 6.25m x 4.65m (20'6" x 15'3")

**Sitting Room:** - 7.34m x 2.67m (24'1" x 8'9")

**Dining Room:** - 3.45m x 3.45m (11'4" x 11'4")

**Kitchen:** - 3.56m x 3.56m (11'8" x 11'8")

**Bedroom 1:** - 4.6m x 3.45m (15'1" x 11'4")

**Bedroom 2:** - 5.26m x 2.67m (17'3" maximum x 8'9")

**Bedroom 3:** - 3.48m x 3.45m (11'5" x 11'4")

**Dressing Room:** - 3.45m x 2.39m (11'4" x 7'10")

**Shower Room:** - 2.46m x 2.41m (8'1" maximum x 7'11")

**Garage:** - 6.25m x 3m (20'6" x 9'10")





Total area: approx. 179.6 sq. metres (1933.6 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.

- Detached character family home
- 3 Bedrooms & Dressing Room/Nursery
- Stunning views
- NO ONWARD CHAIN
- Spacious open-plan living accommodation
- Most generous gardens
- Chantry Secondary School catchment
- Council Tax Band: G

