FOR SALE









Station Road, Fernhill Heath, Worcestershire, WR3 7UJ

£565,000

MARTIN&CO







Station Road
Fernhill Heath
Worcestershire
WR3 7UJ

£565,000

- Freehold detached family home
- 4 double bedrooms
- 2 ensuites & Family bathroom
- Hall with Fitted cloakroom & Utility
- Family room, Study & Lounge
- Fitted kitchen & Dining room
- Large detached garage
- Private southerly garden
- Council Tax band F
- EPC Rating band C

*** DECEPTIVELY SPACIOUS & FLEXIBLE FAMILY HOME ***

This freehold family home is situated in the heart of the sought after village of Fernhill Heath, within easy reach of the M5 and facilities of both Worcester and Droitwich.

The house offers accommodation of approximately 1,900sqft, comprising: a reception hall; fitted cloakroom; lounge; family room; study; fitted kitchen & dining room; utility room; landing; four double bedrooms; walk-in wardrobe; en suite bathroom; en suite shower room; and a family bathroom.

In addition, the property benefits from a large detached garage, off-road parking for upto four cars, corner position with a private garden having a lovely southerly aspect, PVC double glazing and gas-fired central heating.

KEY FACTS
Freehold tenure
Approx 1,900sqft
Gas-fired central heating
PVC double glazing
Council Tax band F
EPC Rating band C
Southerlhy facing garden









GROUND FLOOR

RECEPTION HALL 4.14m x 3.75m (13'7" x 12'4")

FITTED CLOAKROOM 2.59m x 1.09m (8'6" x 3'7")

STUDY 2.58m x 2.08m (8'6" x 6'10")

FAMILY ROOM 3.86m x 3.53m (12'8" x 11'7")

LOUNGE 6.87m x 3.54m (22'7" x 11'7")

FITTED KITCHEN & DINING ROOM 6.47m x 2.88m < 3.89m (21'2" x 9'6" < 12'9")

UTILITY ROOM 2.58m x 1.41m (8'6" x 4'7")

FIRST FLOOR

LANDING 4.16m x 1.05m < 2.90m (13'7" x 3'5" < 9'6")

BEDROOM ONE 3.81m < 4.94m x 3.70m (12'6" < 16'2" x 12'2")

WALK-IN WARDROBE 1.84m x 1.76m (6'0" x 5'9")

EN SUITE BATHROOM 2.83m x 1.57m < 1.87m (9'3" x 5'1" < 6'1")

BEDROOM TWO 3.65m x 2.86m < 3.70m (12'0" x 9'4" < 12'1")

EN SUITE SHOWER ROOM 2.07m x 0.77m (6'9" x 2'6")

BEDROOM THREE 4.58m < 6.28m x 2.32m < 3.00m (15'0" < 20'7" x 7'7" < 9'10")

BEDROOM FOUR 3.70m x 2.60m (12'1" x 8'6")

FAMILY BATHROOM 2.08m x 1.53m (6'10" x 5'0")

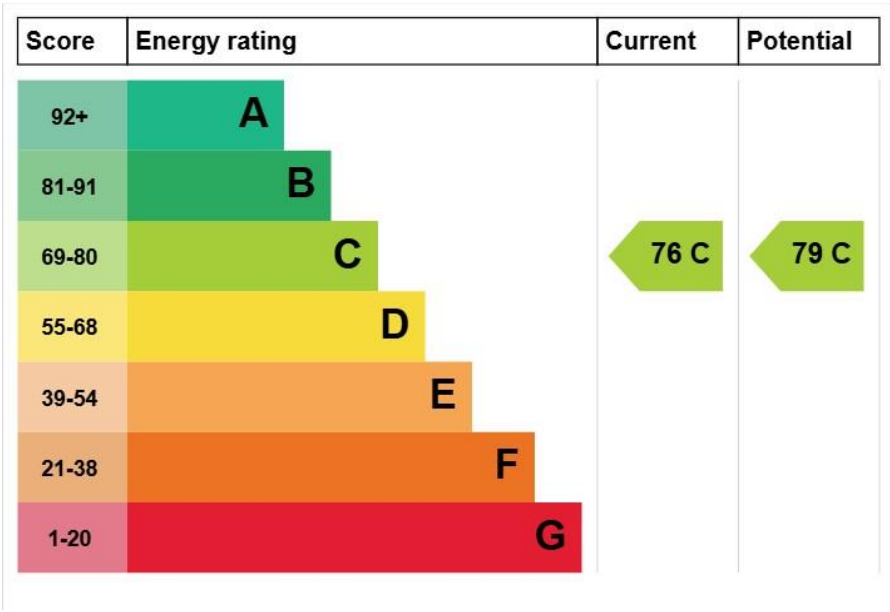
OUTSIDE

DETACHED GARAGE 5.55m x 3.16m (18'2" x 10'4")

PARKING
The garage is approached over a block paved drive providing off-road parking for upto four cars.

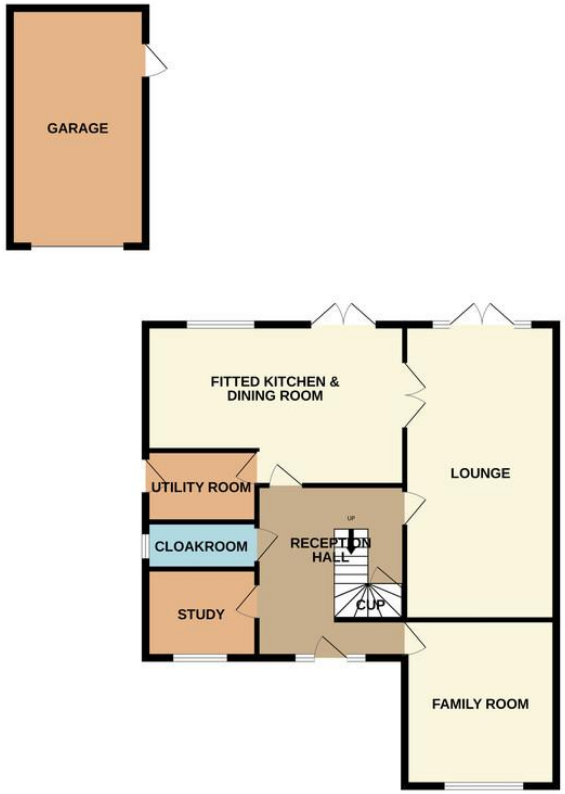
GARDENS
The house occupies a corner plot, standing behind a front garden and enjoying a private rear garden, landscaped for ease of maintenance and having a lovely southerly aspect.



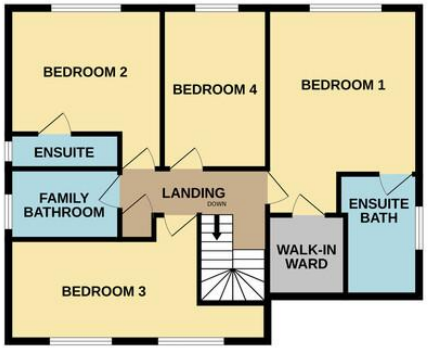




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Worcester - Hills
45 Foregate Street ● ● Worcester ● WR1 1EE
T: 01905 619890 ● E: worcester@martinco.com

01905 619890
http://www.martinco.com

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The Property Ombudsman