



**Allan Morris**  
estate agents

**Balmoral Close, Fernhill Heath,  
Worcester**

## 8 Balmoral Close, Fernhill Heath, Worcester. WR3 7XQ

### Features

- Spacious family home
- 4 Bedrooms with en-suite to master
- Superb open plan kitchen / dining / family room
- Double garaging and parking
- Extensive garden to the rear

A wonderful opportunity to acquire a large four bedroom detached family home, situated in this sought after village offering local schooling, easy access to amenities, Worcester City and major transport links.

Accommodation comprising: Spacious Entrance Hall, storage and downstairs Cloakroom, Study/Playroom, Sitting Room with bay window to the front and access into Conservatory, modern open plan Kitchen / Breakfast / Family Room with doors to the rear, Utility. To the first floor: Master Bedroom with built in wardrobe and modern fitted Shower Room with large walk-in shower, three further double Bedrooms, two with wardrobes and a modern Family Bathroom.

**Outside:** The property has generous off road parking leading to detached double garaging. To the rear of the property is an extensive, larger than average mature and well stocked private rear garden.

### LOCATION:

The property is situated within the sought after area of Fernhill Heath on the north side of the City with a range of amenities, easy access to Worcester City and major transport links.





### Directions:

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse onto the A38 Droitwich Road. Continue along into the village of Fernhill Heath and turn left into Station Road. Continue along towards the end of Station Road turn right into Balmoral Close, where the property will be found on the right hand side.

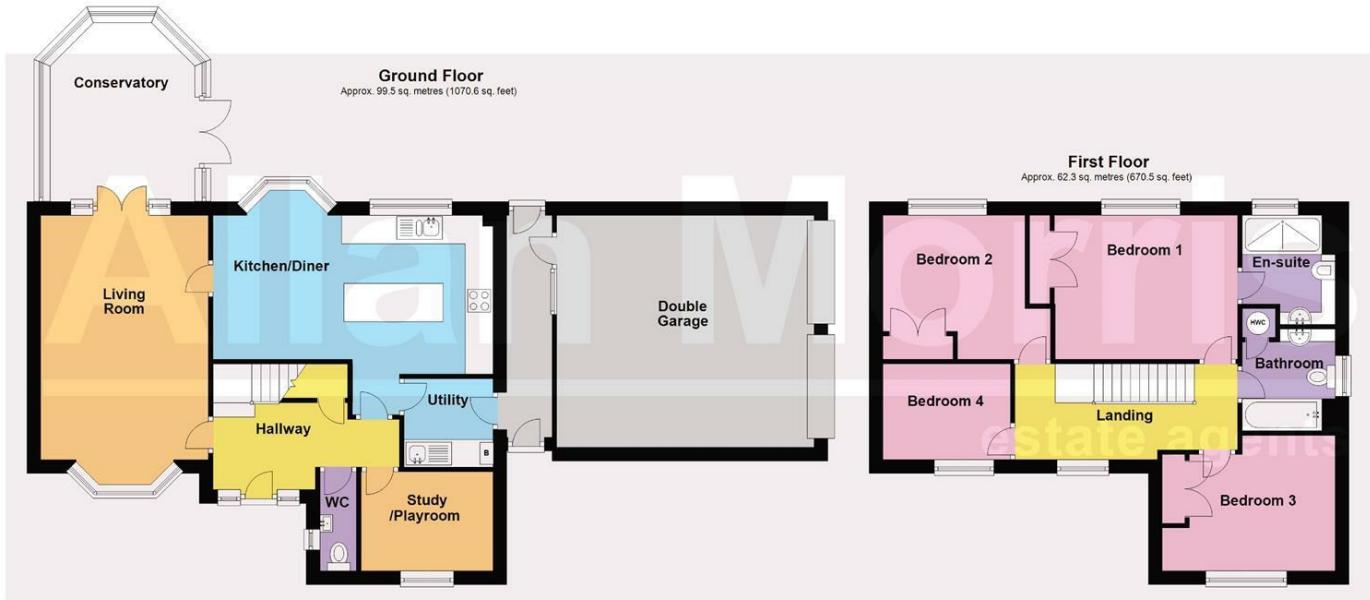
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### Useful Information:

Tenure: Freehold

EPC rating: D

Council Tax Band: F



Total area: approx. 161.8 sq. metres (1741.1 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.

## General Information:

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 the 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 particularly advised to verify all the dimensions carefully. **FIXTURES AND 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:

**Kitchen / Family Area:**  
20'4" x 14'11" max (to bay)

**Sitting Room:**  
20'1" x 12'0"

**Study / Playroom:**  
9'4" x 8'2"

**Conservatory:**  
12'3" x 10'7"

**Master Bedroom:**  
13'6" x 10'10"

**En-Suite:**  
6'8" x 6'7"

**Bedroom 2:**  
12'3" max x 10'11"

**Bedroom 3:**  
12'5" x 8'9"

**Bedroom 4:**  
9'2" x 6'9"

**Family Bathroom:**  
8'3" x 6'6"

## Contact us:

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