



Allan Morris
estate agents

**Station Road, Fernhill Heath,
Worcester.**

**7 Station Road, Fernhill Heath, Worcester.
WR3 7UD**

Features

- 3 Bedroom Semi detached House
- Generous and Flexible Accommodation
- Open-Plan Kitchen/Conservatory/Dining Area
- Private Driveway
- Enclosed Rear Garden
- NO ONWARD CHAIN

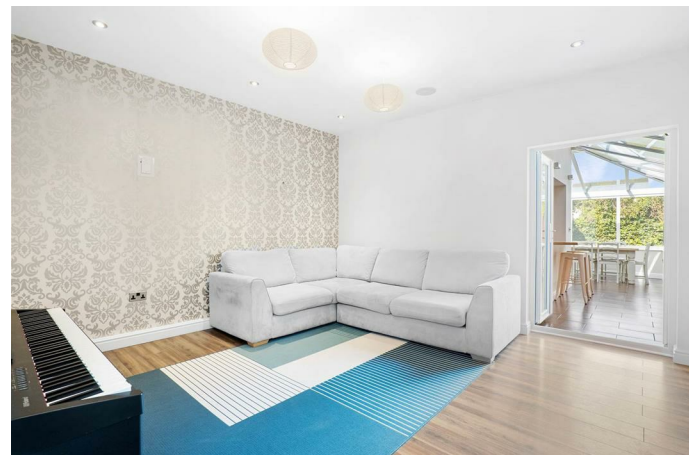
A truly fantastic opportunity to acquire an extended and deceptively spacious three bedroom semi detached family home, situated in the sought after Fernhill Heath area and benefiting from off road parking and private garden.

Accommodation briefly comprises: Entrance Hall, Living Room, Family Room and open-plan Kitchen/Conservatory/Dining Area. On the first floor: Master Bedroom with En-Suite Shower Room, further Bedroom and Family Bathroom. On the second floor: 2nd Bedroom and En-Suite W.C.

Outside: To the front is private driveway and to the rear is enclosed garden.

LOCATION:

The property is located in the popular Fernhill Heath area, ideally placed for access to both Worcester and Droitwich, as well as the M5 motorway via either Junction 5 or 6. Within the village itself are 2 Public Houses, popular 1st School and 3 useful Convenience Stores.

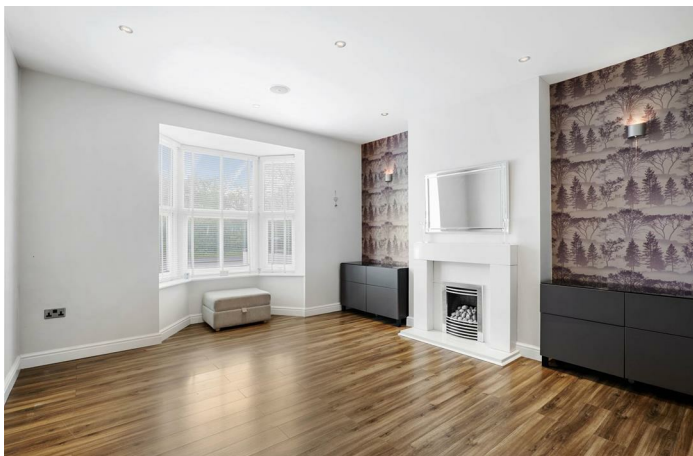




Directions:

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, where number 7 can be located after a short distance on the left hand side, as indicated by our For Sale board.

WAM 6735



Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Ground Floor
Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor
Approx. 47.0 sq. metres (506.1 sq. feet)



Second Floor
Approx. 20.1 sq. metres (216.7 sq. feet)



Total area: approx. 131.7 sq. metres (1417.1 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.



Floorplan Measurements:

KITCHEN:
11'2" x 7'1"

CONSERVATORY / DINING AREA:
21'0" maximum x 10'1" maximum

LIVING ROOM:
15'8" maximum (into bay) 13'8" minimum x 13'4"

FAMILY ROOM / 2ND RECEPTION ROOM:
13'9" x 12'11"

BEDROOM 1:
13'9" maximum 10'6" minimum x 13'7"

BEDROOM 2:
13'6" x 12'3"

BEDROOM 3:
10'7" x 9'10"

FAMILY BATHROOM:
11'2" x 7'9"

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.

Contact us:

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