



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Firlands Close, Fernhill Heath, Worcester. WR3 7UN
£695,000

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A truly stunning and extended four bedroom detached family home, greatly improved by the current owners and situated in a quiet cul-de-sac location, within the popular Fernhill Heath area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Utility Room, spacious Living Room, Study/Playroom and generous Kitchen/Dining Room. On the first floor: Master Bedroom with En-Suite Shower Room, Guest Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is generous driveway providing parking for several vehicles. To the rear is garden totalling approximately 20m in length and offering a good degree of privacy.

LOCATION: The property is situated in the heart of the charming village of Fernhill Heath, offering local amenities, popular schooling and easy access to major transport links, to include the M5 motorway and main line railway stations, both at Droitwich and Worcester, providing direct access to London and Birmingham.

Kitchen / Diner: - 11.2m x 3.53m (36'9" x 11'7")

Study: - 3.96m x 3.28m (13'0" x 10'9")

Living Room: - 9.45m x 3.58m (31'0" x 11'9" max 11'4" min)

Utility Room: - 2.51m x 1.75m (8'3" x 5'9")

Bedroom 1: - 5.87m x 3.51m (19'3" x 11'6")

En-Suite: - 3.51m x 1.73m (11'6" x 5'8")

Bedroom 2: - 5.87m x 3.51m (19'3" x 11'6")

En-Suite: - 3.51m x 1.73m (11'6" x 5'8")

Bedroom 3: - 3.51m x 3.35m (11'6" max 9'9" min x 11'0")

Bedroom 4: - 3.63m x 2.82m (11'11" x 9'3" max 7'7" min)

Bathroom: - 3.78m x 1.7m (12'5" max 10'0" min x 5'7")





Total area: approx. 210.1 sq. metres (2281.7 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.

- Spacious extended family home
- Stunning bespoke Kitchen
- Rear garden of approx. 20m in length
- Easy access to Worcester, Droitwich and motorway links
- 4 Bedrooms + 3 Bathrooms
- Generous driveway providing parking for several vehicles
- Quiet and popular location
- Council Tax Band: E

