

**AP MORGAN**



**Morton Avenue, Fernhill Heath, Worcester**  
Offers Over £325,000

**Features:**

- Traditional semi-detached house
- Majority refurbished throughout
- Three bedrooms
- Lounge with feature bay window
- Kitchen & formal dining room
- Family bathroom & ground floor W/C
- Large rear garden
- Driveway & detached garage

**Description:**

Situated within the desirable village of Fernhill Heath, is this much improved three-bedroom semi-detached family home.

The property is approached via a gravelled driveway providing off-road parking for two cars comfortably and an enclosed porch leading to the front door.

Once inside, the much-improved and welcoming interior briefly comprises an entrance hallway, ground floor guest W/C, a lounge with a feature bay window to the front aspect, a formal dining room that has been stripped back ready for the new owners to decorate in their own style, a well-presented kitchen, a first-floor landing, double bedroom one with a feature bay window, double bedroom two offering built-in storage, single bedroom three, and a generous family bathroom suite with a bathtub and separate shower enclosure.

Moving outside, the property enjoys a generous rear garden laid out to an initial paved patio seating area, a large lawn, a detached garage with a side vehicle access gate, a timber shed store, and a summerhouse, all with fitted power sockets.

Moreover, the owners have upgraded the property with new wiring and sockets, refreshed the lounge, bedrooms, hall, and stairs with re-plastering and redecoration, Worcester Bosch combi boiler, added new carpets to the lounge, bedrooms, hall, stairs, and landing, fitted stylish cast iron radiators in the lounge, bedrooms, and hall, and replaced the banister for the stairs and landing.

The property is located in the sought-after village of Fernhill Heath, with a local shop, pubs, and Post Office. There are primary and secondary schools close by, and it is ideally placed for access to Worcester City centre, as well as the M5 and countryside walks.



**Details:**

**Porch**

**Hallway**

**Ground Floor W/C**

**Lounge** 14' (4.27) max into bay x 11'3" (3.43)

**Dining Room** 12' x 10' (3.66m x 3.05m)

**Kitchen** 8'6" x 7' (2.6m x 2.13m)

**Detached Garage** 20'6" x 8'1" (6.25m x 2.46m)

**First Floor Landing**

**Bedroom One** 14'5" (4.4) max into bay x 10'7" (3.23)

**Bedroom Two** 12' x 10'8" (3.66m x 3.25m)

**Bedroom Three** 8'6" x 6'5" (2.6m x 1.96m)

**Bathroom** 8'6" x 6'5" (2.6m x 1.96m)



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

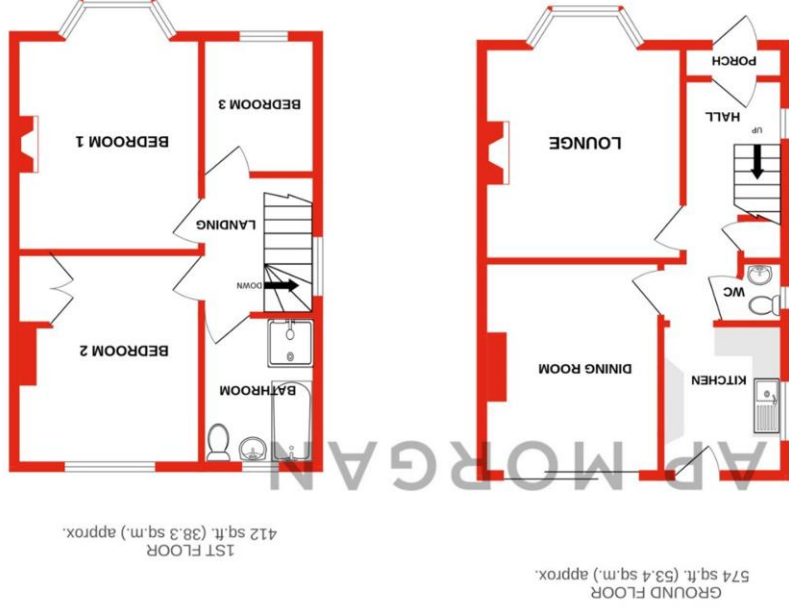
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors 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 quantity or efficacy can be given.  
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