

AP MORGAN



Shrawley Road, Fernhill Heath
Offers in the region of £350,000

Features:

- Semi-detached family home
- Three bedrooms
- Generous sized lounge and kitchen/diner
- Bathroom with bathtub and shower, and downstairs WC
- Great size rear garden with storage shed
- Two-car driveway and small garage
- Sought-after location
- Close to local amenities and transport links

Description:

Introducing this well-presented three-bedroom family home, offering generously sized bedrooms, a lounge and kitchen/diner, a spacious rear garden, a downstairs WC, and a main bathroom with both a bath and shower cubicle. The property also benefits from a driveway and small garage, all set within the sought-after area of Fernhill Heath, Worcester.

You arrive at this quiet cul-de-sac, where the front of the property features a two-car driveway, a front lawn, and a side path with gated access to the rear garden. The property also includes a small garage, ideal for additional storage.

Upon entry, the ground floor comprises a porch leading into the entrance hall, which includes the staircase and a handy cupboard for coats and shoes. From here, you step into the generously sized lounge, offering space for multiple sofas and storage units, with French doors opening onto the rear garden. The kitchen/diner follows on from the lounge, providing ample cupboard space and the benefit of an extension, creating an ideal area for a dining table. A door leads directly out to the garden, and there is also the advantage of a downstairs WC with a sink built into the cistern unit.

The first floor leads from the landing into three double bedrooms, all offering excellent space for comfort and storage. A storage cupboard is also located at the end of the landing, whilst the family bathroom is well-equipped with a toilet, wash basin, bathtub, and a large shower cubicle.

The rear garden begins with a paved patio, perfect for outdoor furniture and dining, with a path leading to the end of the garden where another patio area accommodates a large storage shed. The remainder of the garden is laid to lawn and enclosed by fencing.



Situated in the prime location of Fernhill Heath, this property is close to shops, well-regarded schools, and local amenities. It is approximately 3.6 miles from Worcester city centre, which offers a wider selection of shops, restaurants, and leisure activities. For commuters, the property is ideally located near public transport links and within easy reach of the M5 motorway at Junction 6.

Details:

Porch

Entrance Hall

Lounge 21'4" x 11'11" (6.5m x 3.63m)

Kitchen/Diner 20'11" x 11'2" (6.38m x 3.4m) Both Max

WC

Garage 7'8" x 7'3" (2.34m x 2.2m)

Landing

Bedroom One 11'3" x 11'11" (3.43m x 3.63m)

Bedroom Two 9'11" x 11' (3.02m x 3.35m)

Bedroom Three 13'7" x 8'1" (4.14m x 2.46m) Both Max

Bathroom 7'4" x 8'1" (2.24m x 2.46m)

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.



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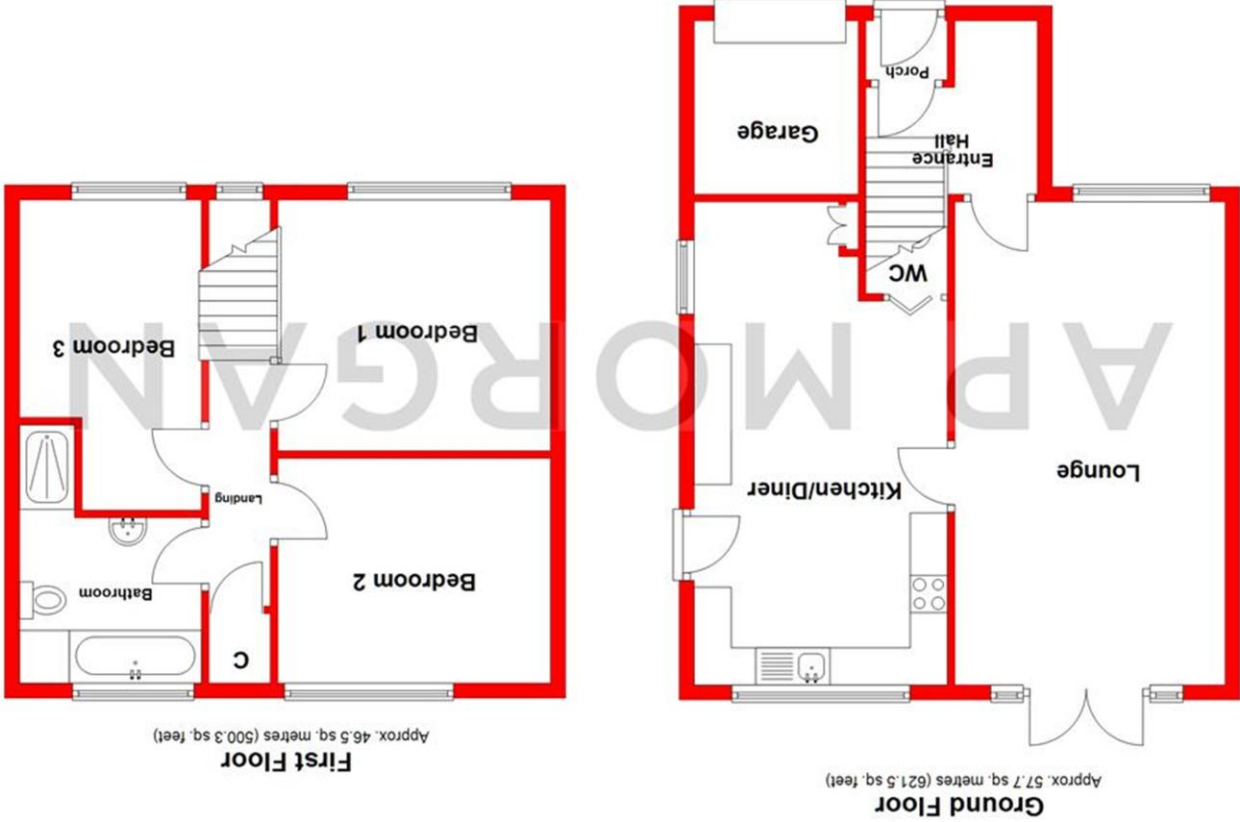
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Total area: approx. 104.2 sq. metres (1121.9 sq. feet)

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Plan produced using Planlup.

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