



22 Westfield Close, Fernhill
Heath, Worcester WR3 7XF

An extended & upgraded detached house set in a cul de sac location in desirable Fernhill Heath.

The home is walking distance of local pubs serving food as well as local shops. It comprises: entrance hallway with stairs rising to the first floor landing & access into the lounge, which has a stylish & contemporary feature fireplace, wood effect flooring & access into the kitchen/dining room. This space is ideal for anyone liking to entertain or host a party. The kitchen has an extensive range of base & wall units, integrated appliances, ceramic sink & drainer with a swan neck mixer tap, eye-level double oven, hob with extractor & spotlights. The dining area has skylight windows & bi-fold doors out to the rear garden.

From the dining area there is a useful utility room & W.C.

To the first floor, the landing leads in to three bedrooms & bathroom. The bathroom has a contemporary white suite with a rainfall style shower over the panelled bath, a vanity wash hand basin & a close coupled WC.

Externally, the garden has been landscaped and is low maintenance with decked seating area & artificial lawn. There is a useful side access to the front of the home, where the block-paved driveway can be found.

Fernhill Heath has two excellent pubs serving food - The White Hart & The Bull, as well as a local post office & 'little' Morrisons. The house is equidistant between Worcester & Droitwich & conveniently placed for access to J6 of the M5. It is also walking distance of a local bus stop, which travels into the city centre & beyond.

Worcester itself has a wide range of amenities to include bars, pubs, restaurants, cafes, brunch spots, shops, supermarkets, retail parks & leisure facilities. There are two train stations in Worcester with direct links to London stations.

FREEHOLD

Council Tax Band D - Wychavon Council





Agents Note

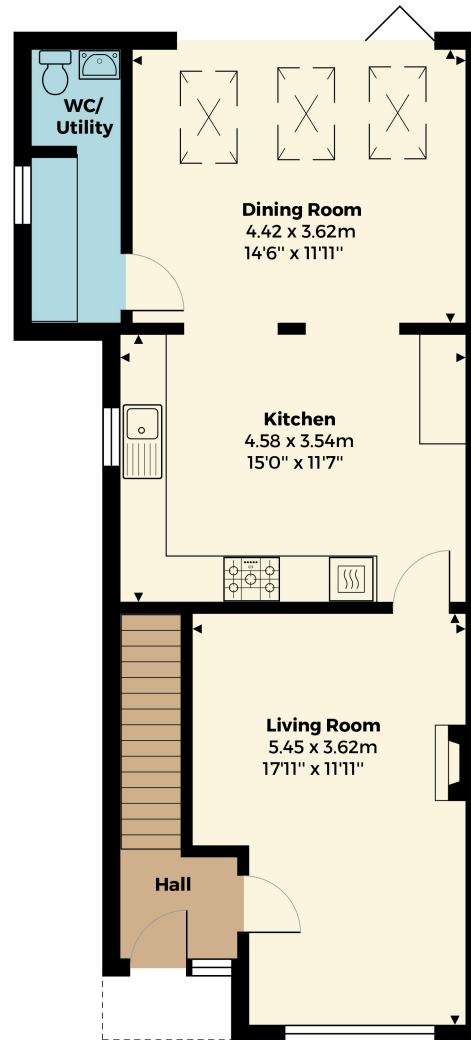
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

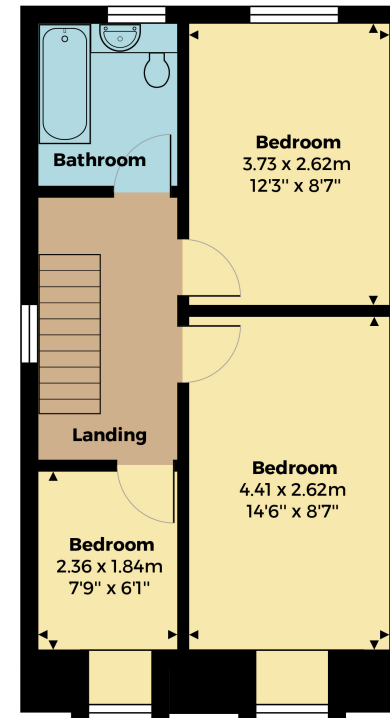
General Information

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. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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