



30 Westfield Road, Fernhill
Heath, Worcester WR3 7XE

A well presented detached home set within walking distance of the Bull Inn & The White Hart & the local convenience stores.

This three bed home has been well cared for by the present owners & comprises; entrance hall with stairs rising to the first floor landing & doorway in to the living room, which has wood effect flooring, a bay window & access into the dining room.

The dining room has views over the garden & links through to the kitchen, which has a range of base & wall units, sink & drainer, oven & hob with extractor, space for white goods & door out to the rear.

To the first floor landing, there is access to all three bedrooms, the family bathroom, storage cupboard & the attic hatch.

Externally, there is a driveway providing parking for several cars & a garage with an up & over door.

The garage has a courtesy door to the garden & power & lighting.

Fernhill Heath has a range of amenities to include several pubs serving food, with The Bull also having the option of offering a takeaway. There is a post office on the Droitwich Road & the house is walking distance of a number of dog walks & green spaces. The home falls within catchment of Claines Primary & Tudor Grange. The home is a short drive to Droitwich & Worcester, as well as the M5, J6.

Worcester has a wider range of facilities to include pubs, bars, restaurants, cafes, shops, supermarkets, retail parks & leisure centres. Worcester has two train stations offering direct access to London & Birmingham.

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.

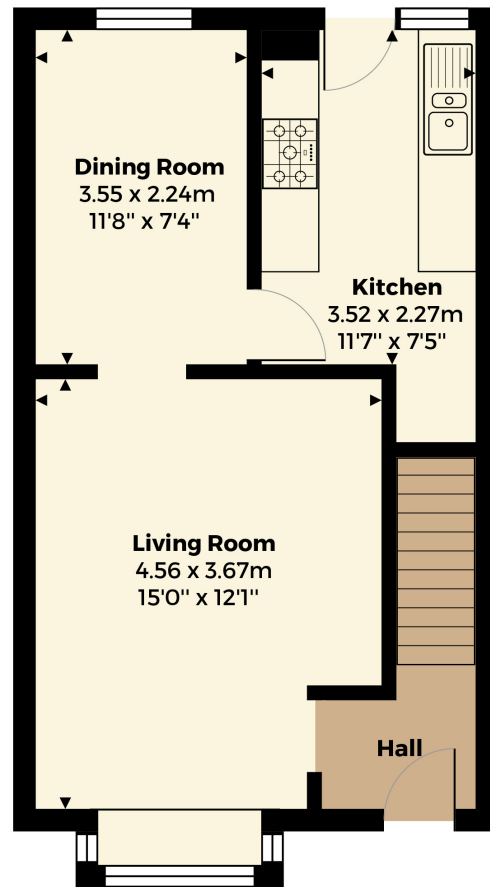


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

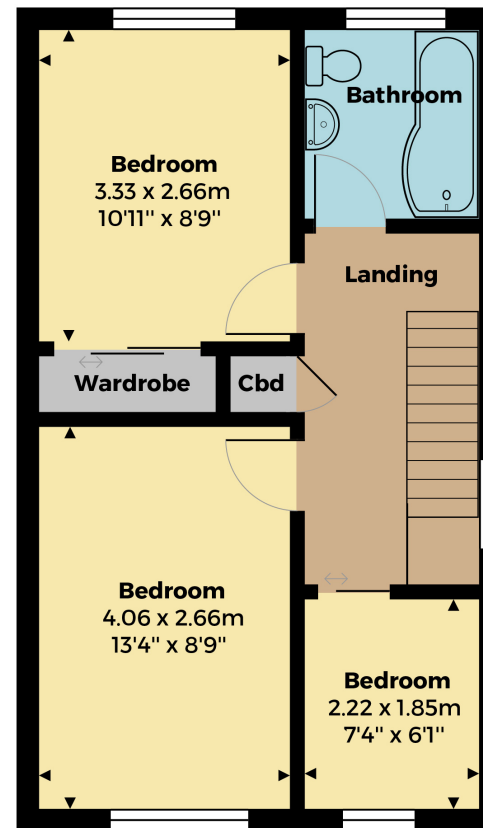
General Information

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.

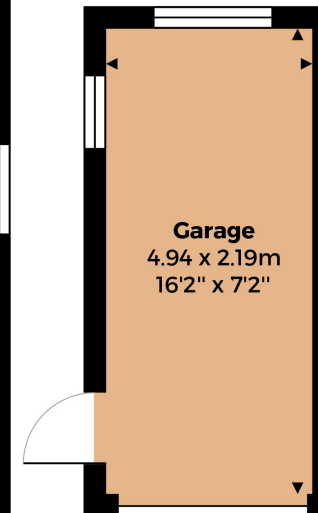
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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