



36 Shrawley Road, Fernhill
Heath, Worcester WR3 7XD

An immaculately presented & cared for detached bungalow, set within the village of Fernhill Heath. Offered for sale with no onwards chain.

This two bedroom home comprises; porch & hall into reception hallway with access into the shower room, storage cupboard, lounge/diner & both bedrooms. The lounge/diner has a feature fireplace & gives access into the kitchen & the conservatory, which in turn leads out to the rear garden. The kitchen has a range of base & wall units, sink & drainer, oven & hob & space for white goods. There is a useful utility room with a sink & drainer & space for appliances. Both double bedrooms have built in cupboards.

Externally, there is driveway for several vehicles, plus a useful car port & garage.

The rear garden is mainly laid to lawn with established planting & is fenced & enclosed.

Fernhill Heath has several pubs serving food, as well as a local convenience shop & a bus which goes into the city.

Worcester city centre is a short drive away, offering a wide range of amenities such as restaurants, pubs, bars, cafes, retail parks & leisure facilities. There are two train stations offering direct links to London.





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		71
(55-68) D		
(39-54) E		
(21-38) F	28	
(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



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