



1 Station Road, Fernhill Heath,
Worcester WR3 7UD

A bay fronted Victorian semi detached house set within Fernhill Heath.

The home has been well cared for by the present vendors & comprises; entrance hallway with stairs rising to the first floor landing & access into the sitting room & dining room. The sitting room has a feature fireplace, a wood-burning stove & shutters to the bay window.

The dining room has a useful under-stairs storage cupboard, there is a door from the dining room into a small utility area and the bathroom

The bathroom has a contemporary white suite with a p-shaped bath & shower over, W.C & pedestal wash basin & a useful cupboard.

The kitchen offers a range of base & wall units, sink & drainer, integrated oven, hob & extractor & doors out to the conservatory, which in turn leads in to the garden

To the first floor, the landing leads on to two of the bedrooms & the stairs rise to the top floor bedroom, which has far-reaching views over fields & a range of built in wardrobes.

Externally, there is parking for a car to the front. To the rear, the garden is fenced & enclosed with side access, areas that are laid to lawn with paved areas & a useful shed.

Fernhill Heath is on a bus route into the city centre & within walking distance of the house are several pubs, serving food, as well as a convenience shop & a Post Office.

Worcester itself is a short drive away & offers a wide range of amenities to including; pubs, bars, restaurants & cafes, retail parks, supermarkets, shops & leisure facilities. There are two train stations offering direct links to London & the M5 is a short drive.

FREEHOLD

Council Tax Band B - 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		83
(69-80) C		
(55-68) D	62	
(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

