



37 Morton Road, Fernhill Heath,
Worcester WR3 7UB

A low maintenance & easy to maintain detached bungalow, set within Fernhill Heath.

The home is offered for sale with no onward chain & is a 3 minute walk from a bus stop & a 4 minute walk to a local shop. There are two village pubs, serving food & an active social club.

This two bedroom home comprises; reception hallway with parquet style floor & doors in to both bedrooms, the W.C/toilet, the separate shower room, breakfast kitchen & lounge/diner.

The main bedroom has a rear bay window & overlooks the garden. The kitchen has a range of base & wall units, sink & drainer, integrated oven, hob & extractor & doors out to the rear garden. The lounge diner also has a rear bay window & doors out to the garden, as well as a feature fireplace with a multi-fuel stove.

Externally, there is a driveway & garage, along with an enclosed, low maintenance rear garden with side, gated access. It is mainly laid to lawn with a patio area & planted beds & borders.

Fernhill Heath is a short drive to both Droitwich Spa & Worcester city centre & is convenient for the M5 (J6). Worcester itself has a wide range of amenities, bars, pubs, restaurants, brunch spots, shops, supermarkets & leisure facilities. There are two train stations with direct links to London.

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		
(55-68) D	67	
(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

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