



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



Heligan House, 20 Forge Meadows, Clifton-On-Teme, Worcestershire. WR6 6TZ

£675,000

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A much improved and beautifully presented five bedroom detached family home, situated in this quiet location overlooking open green space.

Accommodation briefly comprising: Entrance Hall, Living Room, Sitting Room, downstairs Cloakroom, large fully re-fitted Kitchen/ Dining Room and Conservatory/Dining Area. To the first floor: Master Bedroom with En-Suite, four further Bedrooms and Family Bathroom.

Outside: The front of the property has parking for approximately 4 vehicles, access to double Garage and is mainly laid to lawn with hedge borders. The rear garden is of particular note, overlooking playing fields and community space. There is a patio area, lawned area and decked pergola seating area.

LOCATION: The property is situated in the village of Clifton-On-Teme offering easy access to local schooling including Chantry High School catchment, village shop and 2 public houses. Easy access to Worcester and beyond.

**Kitchen/Diner** - 9.45m x 2.61m (31'0" x 8'6")

**Conservatory** - 3.7m x 2.7m (12'1" x 8'10")

**Sitting Room** - 3.67m x 3.6m (12'0" x 11'9")

**Living Room** - 3.7m x 3.62m (12'1" x 11'10")

**Bedroom 1** - 3.66m x 3.55m (12'0" x 11'7")

**Bedroom 2** - 4.77m x 3.25m (15'7" x 10'7")

**Bedroom 3** - 3.68m x 3.17m (12'0" x 10'4")

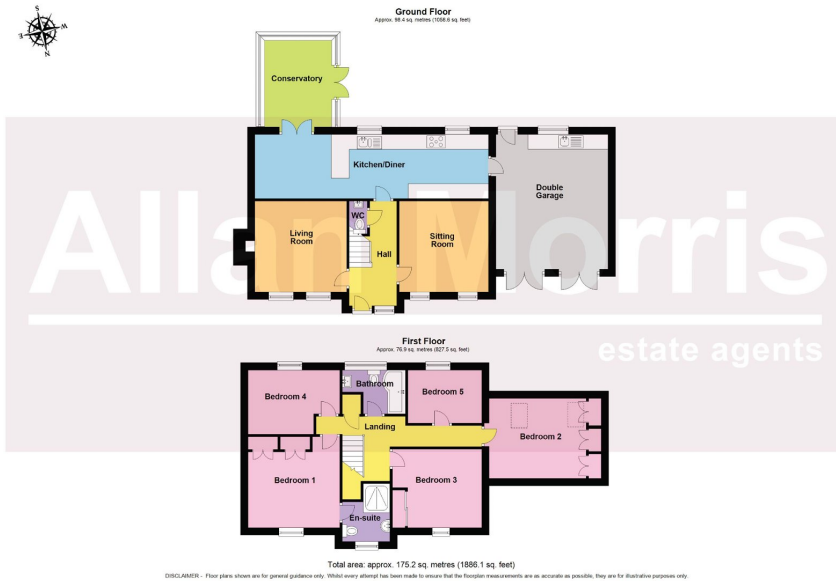
**Bedroom 4** - 3.66m x 2.8m (12'0" x 9'2")

**Bedroom 5** - 3.05m x 2.23m (10'0" x 7'3")

**Double Garage** - 5.67m x 5.51m (18'7" x 18'0")







- No Onward Chain
- Re-fitted Kitchen
- Snug with woodburner
- 5 Bedrooms
- 2 Bathrooms
- Quiet village location
- Brand new central heating system
- Oak flooring and oak doors
- Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	