



Beech
Cottage

Allan Morris

estate agents

**Green Lane, Lower
Broadheath, Worcester.**

Beech Cottage, 6 Green Lane, Lower Broadheath, Worcester. WR2 6QH

Features

- 3/4 Bedroom detached family home
- Stunning open-plan Kitchen/Diner and Conservatory
- 2 Bathrooms
- Driveway and Garage
- Stunning private gardens
- Popular village location

A charming 3/4 bedroom extended detached family home, situated in a quiet location within the highly popular village of Lower Broadheath.

Accommodation briefly comprises: Porch, Hall, downstairs W.C., open-plan Kitchen/Diner and Conservatory, Living Room. On the first floor: Master Bedroom Suite to include Bedroom, Dressing Area/Nursery and En-Suite Bathroom, two further Bedrooms and Shower Room.

Outside: To the front is private driveway and access to single Garage. To the rear is a beautifully tended private garden, offering a good degree of privacy.

LOCATION:

The property is situated in the popular village of Lower Broadheath, benefiting from 2 Public Houses, Village Shop, Primary School and being within the popular Chantry Secondary School catchment. Lower Broadheath is within easy reach of access back to Worcester City, as well as the Town of Malvern and motorway links North and South. Lower Broadheath is also famous for being the home of Edward Elgar's birthplace.





Directions:

From Worcester City centre proceed out on the A443, turning left after a short while, signposted Martley (B4204). Proceed into the village of Lower Broadheath and take the second turning on the right into Hallow Lane and then right onto Green Lane, where 'Beech Cottage' can be found on the right hand side, as indicated by our For Sale board.

WAM 7301

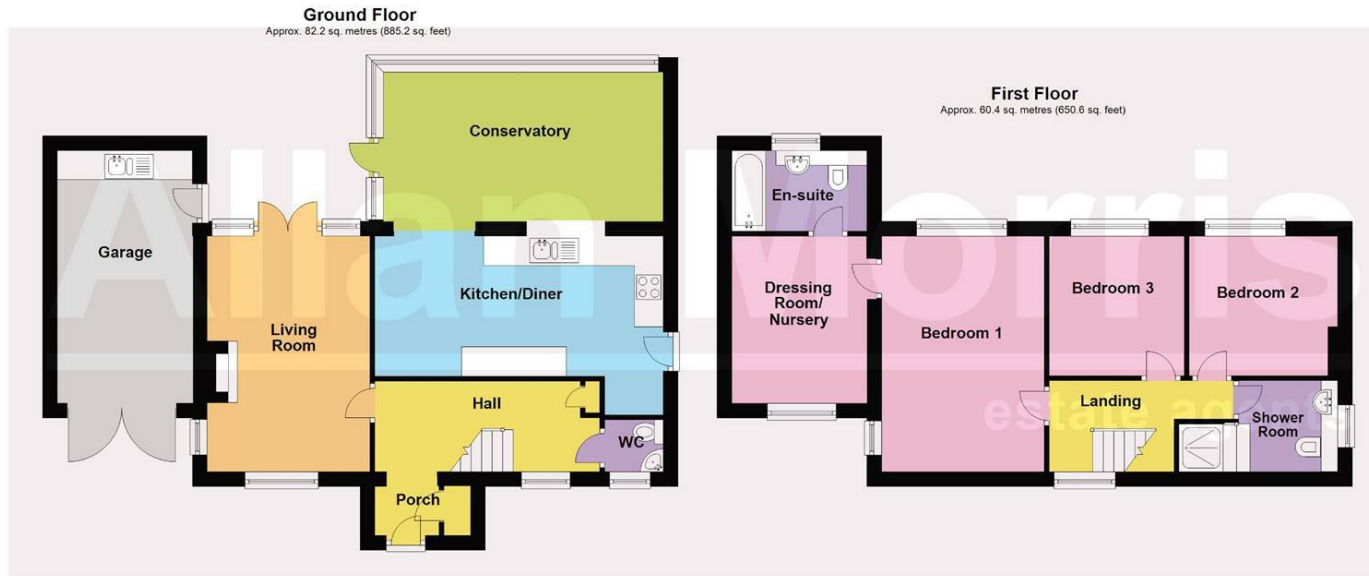


Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Total area: approx. 142.7 sq. metres (1535.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

LIVING ROOM:
16'0" x 11'0"

KITCHEN:
19'4" x 9'5"

CONSERVATORY:
18'5" x 9'5"

BEDROOM 1:
16'0" x 10'9"

BEDROOM 2:
10'0" x 9'4"

BEDROOM 3:
9'4" x 9'1"

BATHROOM:
9'1" x 5'9"

SHOWER ROOM:
10'7" maximum 6'7" minimum x 6'1"

DRESSING AREA / NURSERY:
10'4" x 9'2"

GARAGE:
16'9" x 9'7"

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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