



**Allan Morris**  
estate agents

**Broadgreen, Broadwas,  
Worcestershire.**



## Inglenook Cottage, Broadgreen, Broadwas, Worcestershire. WR6 5NW

### Features

- 4 Bedroom detached black & white Cottage
- Sitting on approx. one third of an acre
- Grade II Listed
- Deceptively spacious
- Dining Room with large Inglenook fireplace
- Ample parking + double Garaging
- Views to rear elevation and Malvern Hills

A wonderful opportunity to acquire a four bedroom detached Cottage with character features and superb order throughout, sitting on an enviable sized plot within this sought after village, with far reaching views to the rear elevation.

Accommodation briefly comprises: Side access into Kitchen/Breakfast Room with granite work surfaces and views over garden, Dining Room with large Inglenook fireplace, Inner Hall with storage and Cloakroom, Main Hallway leading into Sitting Room with views to the rear over and French doors to side elevation. On the first floor: Landing with additional storage, Bedroom 1 with fitted wardrobes and views to the side and rear, Bedroom 2 with fitted wardrobe and views to the rear, Bedroom 3 with storage, Bedroom 4 to the rear with a fitted wardrobe and a Family Shower Room.

Outside: The front is accessed via a gated entrance, leading onto ample off road parking, detached double Garage with pitched roof. Further storage and oil tank, plus Greenhouse. The garden continues with initial small orchard area with fruiting trees, continuing to a mature lawn, large patio and ornamental pond, with far reaching views over fields and the Malvern Hills in the distance.

### LOCATION:

The property is situated within this sought after area, with Broadgreen lying within site of special scientific interest. There is access to local schooling, together with easy access to Worcester City and major transport links.







### Directions:

From Worcester City centre proceed out along the A44, passing through the village of Cotheridge. Continue along the main road for some distance and before entering the village of Broadwas there is a sharp turning right, signposted Broadgreen. Continue along up the hill and when it levels out there is a triangular small green area, then just before the sign saying Little Green you turn right down the hill, again to Broadgreen. Follow the road around taking the 1st lane as you come to the 1st track on the right hand side, where Inglenook Cottage will be found on the right hand side, as indicated by our For Sale board.

WAM 7279

### Useful Information:

Tenure: Freehold

EPC Rating: Grade II Listed

Council Tax Band: F





**Ground Floor**  
Approx. 110.5 sq. metres (1189.0 sq. feet)



**First Floor**  
Approx. 80.9 sq. metres (870.5 sq. feet)



Total area: approx. 191.3 sq. metres (2059.5 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:

KITCHEN / BREAKFAST ROOM:  
14'9" x 13'1"

DINING ROOM:  
18'4" (to back of ingelnook) x 11'1"

SITTING ROOM:  
20'4" x 14'9"

BEDROOM 1:  
15'8" x 14'1"

BEDROOM 2:  
15'1" x 10'5"

BEDROOM 3:  
13'1" (to storage) x 9'10"

BEDROOM 4:  
10'5" x 8'2"

FAMILY SHOWER ROOM:  
7'6" x 7'2"

DOUBLE GARAGE:  
19'0" x 16'8"

### 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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