



Allan Morris
estate agents

**Doddenham, Broadwas,
Worcestershire.**

**The Vineyards East, Doddenham,
Broadwas, Worcestershire. WR6 5NZ**

Features

- Semi detached spacious period family home
- 4 Double Bedrooms
- Generous living accommodation
- Fabulous gardens
- Stunning views over adjacent countryside
- **NO ONWARD CHAIN**

An opportunity to acquire a spacious and characterful four bedroom semi detached family home, situated close to the village of Broadwas, enjoying generous gardens.

Accommodation briefly comprises: Entrance Hall, Sitting Room, Living Room, spacious Dining Hall, Kitchen and Utility Room. On the first floor: Four Bedrooms, Study Area/Nursery and two Family Bathrooms.

Outside: Driveway and generous gardens to the front and side.

LOCATION:

The property is situated in the hamlet of Doddenham, close to the village of Broadwas, to the West of Worcester. Within the closeby village of Broadwas is the benefit of popular Primary School, Public House and Village Hall. Also within easy reach is the Market Town of Malvern and the City of Worcester, offering a wide range of facilities and with national rail and motorway links.





Directions:

From Worcester City centre proceed out along the A44, passing through the village of Cotheridge and continuing along into the village of Broadwas-on-Teme. Continue out of the village for approximately 1 mile, where The Vineyards East can be located on the right hand side, as indicated by our For Sale board.

WAM 6994

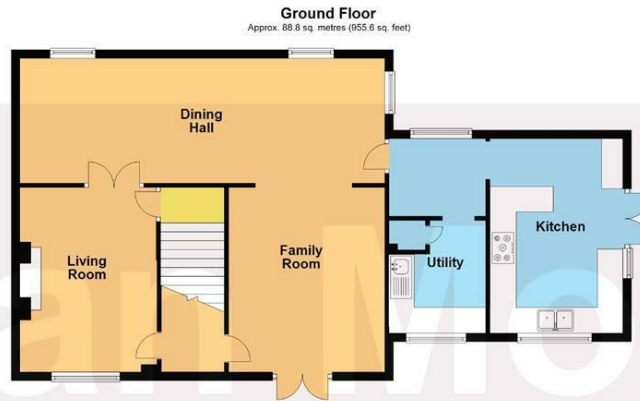
Useful Information:

Tenure: Freehold

EPC Rating: E

Council Tax Band: F





Total area: approx. 175.4 sq. metres (1888.4 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:
14'9" x 10'5"

UTILITY ROOM:
8'2" x 6'6"

DINING HALL:
28'2" x 9'8"

LIVING ROOM:
13'11" x 12'1"

FAMILY ROOM:
14'3" x 10'6"

FAMILY BATHROOM:
10'8" x 8'8"

BEDROOM 1:
14'11" x 10'4"

STUDY AREA / NURSERY:
7'4" x 4'5"

BATHROOM:
6'4" x 6'4"

BEDROOM 2:
13'9" x 9'7"

BEDROOM 3:
13'7" x 9'8"

BEDROOM 4:
11'0" x 7'4"

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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