



## Broad Lea

Oldbury Road, St John's, Worcester, WR2 6JS

Andrew Grant

# Broad Lea

Oldbury Road, St John's, Worcester, WR2 6JS

Spacious five-bedroom bungalow on a 0.5-acre plot with development potential in a prime Worcester location.

**5 Beds**    **2 Bathrooms**    **1 Reception room**    **0.5 Acres**

- This sizeable bungalow sits on a generous half-acre plot with ample room indoors and out.
- Excellent potential for extension, alteration or development (subject to planning permission).
- Several useful outbuildings offer flexibility and storage options.
- Expansive gardens provide a beautiful green outlook and privacy, with scope (subject to planning permission) to build on the garden.
- Five double bedrooms deliver comfortable family living and guest accommodation.
- The property provides easy access to St. John's, Worcester City Centre and the M5.

This spacious bungalow spans over 1600 sq. ft. offering ample room for family living with five double bedrooms, a large kitchen and a comfortable living area. Ready to move into, the property also has significant potential for reconfiguration or expansion, including the possibility of adding a first-floor extension to further increase living spaces (subject to planning). Perfectly suited for those looking to adapt a home to their specific needs, Broad Lea offers both immediate comfort and long-term potential.

1643 sq ft (152.6 sq m)





## The entrance hall

Enter the home through a welcoming porch with tiled floors, leading to a guest cloakroom and two useful storage cupboards. The hall provides convenient access to the utility room, two of the five bedrooms and a corridor leading to the remaining bedrooms and family bathroom. It also connects to the kitchen and spacious living room, allowing for easy movement throughout the property.



## The living room

The living room is a bright, inviting space featuring warm wooden parquet flooring and a bay window that brings in plenty of natural light. A living flame effect gas fireplace sits within a decorative mantle on a marble hearth, adding charm and warmth. Patio doors lead directly out to the garden, creating an indoor-outdoor flow.





## The kitchen

Adjacent to the living room, the kitchen is a good-sized, practical space with tiled flooring and wooden wall and base units. Equipped with a four-ring gas hob, an eye-level oven, a sink with a drainer and space for a dishwasher, it provides everything needed for family meals and entertaining. The window lets in natural light, while there's ample room for a dining table, making it ideal for casual family dining.





## The principal bedroom and en suite

The principal bedroom is a spacious, bright room with a window overlooking the gardens. It benefits from an ensuite shower room with a white suite including a WC, bidet, wash basin and shower cubicle, and features an obscure window to the side. While functional, the ensuite would benefit from a modern update, making it a great opportunity for personalisation.





## Bedroom two

Currently used as a TV room, this versatile room offers ample space for a double bed with carpeted floors and a side-facing window. Its size and layout make it suitable for multiple uses, whether as a guest room, office or secondary lounge.



## Bedrooms three, four and five

These three double bedrooms are in a quieter part of the home, along with the family bathroom. Each bedroom has a garden view, offering a tranquil atmosphere. The bedrooms can be easily reconfigured or repurposed to meet the needs of the new owner, with Bedroom five being particularly versatile and suitable for use as a dining room if desired.









## The family bathroom

The family bathroom completes the bungalow with a three-piece suite that includes a bath with an overhead shower, WC and wash basin. An obscure window provides light and ventilation. Like other areas of the home, the bathroom would benefit from a modern touch, creating the perfect opportunity to add personalisation.



## The gardens

The expansive gardens, which surround the property, are fully enclosed and bordered partly by mature trees that enhance privacy. The grounds feature a large lawn with structured planting, specimen trees and an ornamental pond. Whether enjoyed for relaxation or outdoor activities, this beautifully landscaped space is a highlight of the property.





## The garage and outbuildings

Several outbuildings accompany the property, including three garages and a storage room. The largest garage spans almost 800 sq. ft., providing valuable storage and potential for various uses. These buildings offer opportunities to be converted into office spaces or even additional accommodation (subject to planning).





## The driveway

The property is accessed from the road through a red brick entrance with wrought iron gates leading up a spacious driveway. The drive provides ample parking and access to the outbuildings and bungalow, with a thick tree line at the front ensuring privacy from the road.

## Development opportunity

This impressive half-acre plot presents an exceptional development opportunity, with the potential to convert the land into multiple dwellings (subject to planning permission). Similar properties in the area have undergone successful development, making this an attractive prospect for those looking to invest and develop in a highly desirable location.

## Location

Broad Lea is perfectly situated near the heart of Worcester, combining the convenience of St John's amenities with the quiet charm of a residential setting surrounded by fields and countryside walks. The property provides easy access to St. John's, Worcester City Centre and the M5, making commutes or day trips seamless. Local shops, cafes and restaurants are within easy reach, as are a range of schools, including the highly regarded Oldbury Park Primary School, Royal grammar School Worcester, King's School and Worcester University.

The area is ideal for families, with nearby fields perfect for dog walking, a children's play area and a skate park. Essential amenities, such as St. John's Medical Centre, add to the convenience, making Broad Lea an ideal setting for family life and peaceful living. Here, residents enjoy the blend of vibrant city life with the tranquillity of green spaces.

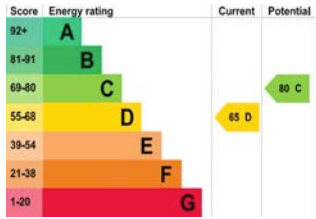
## Services

The property benefits from TBC

## Council Tax

The Council Tax banding for this property is **Band F**





# Broad Lea, Oldbury Road, Worcester, WR2

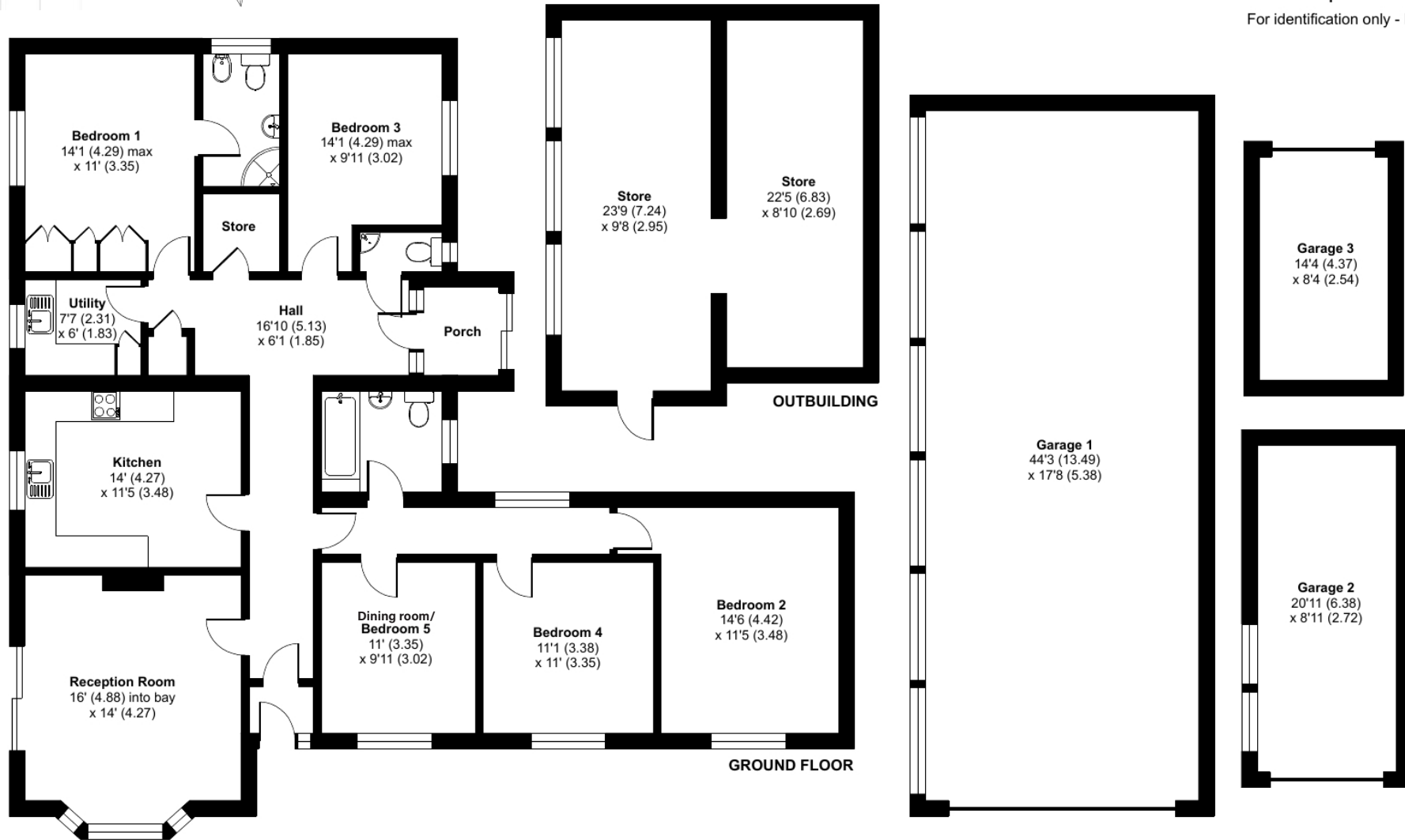
Approximate Area = 1643 sq ft / 152.6 sq m

Garages = 1092 sq ft / 101.4 sq m

Outbuilding = 450 sq ft / 41.8 sq m

Total = 3185 sq ft / 295.8 sq m

For identification only - Not to scale



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)