



7 Kenswick Mill Cottages

Kenswick, Lower Broadheath, WR2 6QX

Andrew Grant

7 Kenswick Mill Cottages

Kenswick, Lower Broadheath, WR2 6QX

A delightful two-bedroom semi-detached property in Lower Broadheath, offering spacious accommodation and a generously sized garden, all set against beautiful countryside surroundings.

2 Beds 1 Bathroom 1 Reception room 0.25 Acres

- Charming two-bedroom semi-detached residence set within a serene rural landscape, offering picturesque views of the surrounding countryside.
- An inviting and bright living room with a charming fireplace
- Generous and versatile conservatory with panoramic garden outlook, seamlessly merging indoor and outdoor living spaces.
- Contemporary kitchen with integrated appliances and a rear door leading to a patio area.
- An impressive rear garden featuring a patio and lawn, ideal for alfresco dining against a peaceful rural backdrop.
- A generous shared driveway leading to a large double garage, offering secure parking or additional storage.

Accessed via a shared driveway, this appealing property provides ample parking with the benefit of a double garage, ideal for secure parking or storage. A gated entrance to the side of the property leads to the rear garden and the main entrance.

901sq ft (83.7 sq m)





The living room

The living room is well-sized, with a large recessed window at the front that brings in plenty of natural light. A feature fireplace with a charming surround and mantel creates a warm focal point for the room. A door from the living room leads to the staircase, providing access to the first floor.





The conservatory

The property's entrance is through a generous conservatory to the side, featuring French doors that open onto the rear garden, revealing panoramic views. Finished with durable tiled flooring and fitted with a ceiling light and fan, this bright and inviting space offers ample room for both seating and dining, harmoniously connecting indoor and outdoor living.



The kitchen

Overlooking the garden, the kitchen breakfast room is fitted with gloss wall and base units, incorporating integrated appliances including an oven and extractor fan. A stainless steel one-and-a-half bowl sink with drainer and mixer tap complements the modern setup, along with undercounter space for a washing machine and room for a tall freestanding fridge-freezer. Additionally, a glass rear door opens directly to the garden, allowing for easy access and bringing in plenty of natural light to enhance the kitchen's inviting atmosphere.





The primary bedroom

Bedroom one is a generously sized double bedroom with a built in wardrobe providing ample space for useful storage. A large window fills the room with light ensuring a bright and welcoming space.





Bedroom two

This good sized second bedroom is situated at the rear of the property, with a large garden-facing window that offers a tranquil and green outlook.



The family bathroom

The bathroom is thoughtfully equipped with a low-level WC, wash basin set within a vanity unit, and a bath with an overhead shower. A large obscure-glazed window, and a storage cupboard complete this functional space.



The garden

The rear garden is expansive, providing a generous space perfect for relaxation and outdoor entertainment. It features a spacious patio ideal for alfresco dining, as well as a large, well-maintained lawn bordered by mature plantings. This outdoor space offers ample room for gardening, family activities, or simply enjoying the serene setting. A summerhouse is tucked away at the rear, and a charming picket gate opens directly onto the rural landscape beyond, enhancing the garden's sense of openness.



Location

7 Kenswick Mill Cottages is nestled within the charming village of Lower Broadheath, known for its peaceful countryside atmosphere and community-oriented lifestyle. Lower Broadheath offers a range of local amenities, including two popular public houses that are well-regarded by residents and visitors alike. The village is conveniently located just a short drive from Worcester, which provides an extensive array of shopping, dining, and leisure options.

Worcester city centre offers everything from high street shops to independent boutiques, as well as a variety of eateries, cafés, and traditional pubs. For those interested in culture, Worcester features historic sites such as Worcester Cathedral, the Commandery Museum, and the Tudor House Museum, providing insight into the area's rich heritage. There are also several parks and green spaces within the city, ideal for leisurely walks and outdoor activities.

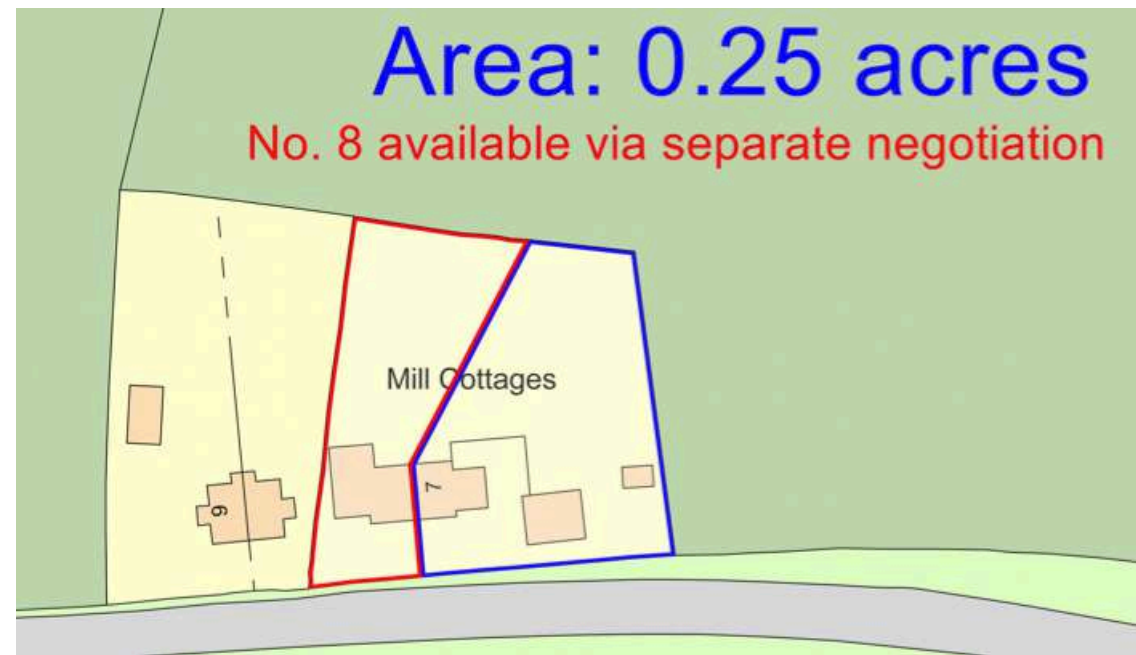
The property benefits from excellent transport links, making it ideal for commuting or day trips. Worcester Foregate Street Railway Station provides direct train services to Birmingham, London, and other major cities. For those travelling by car, the M5 motorway is easily accessible via Junctions 6 and 7, providing convenient connections to the wider West Midlands and South West regions.

Services

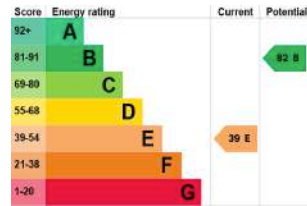
The property benefits from mains electricity and water.

Council Tax

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



Kenswick Mill Cottages, Kenswick, Lower Broadheath, Worcester, WR2

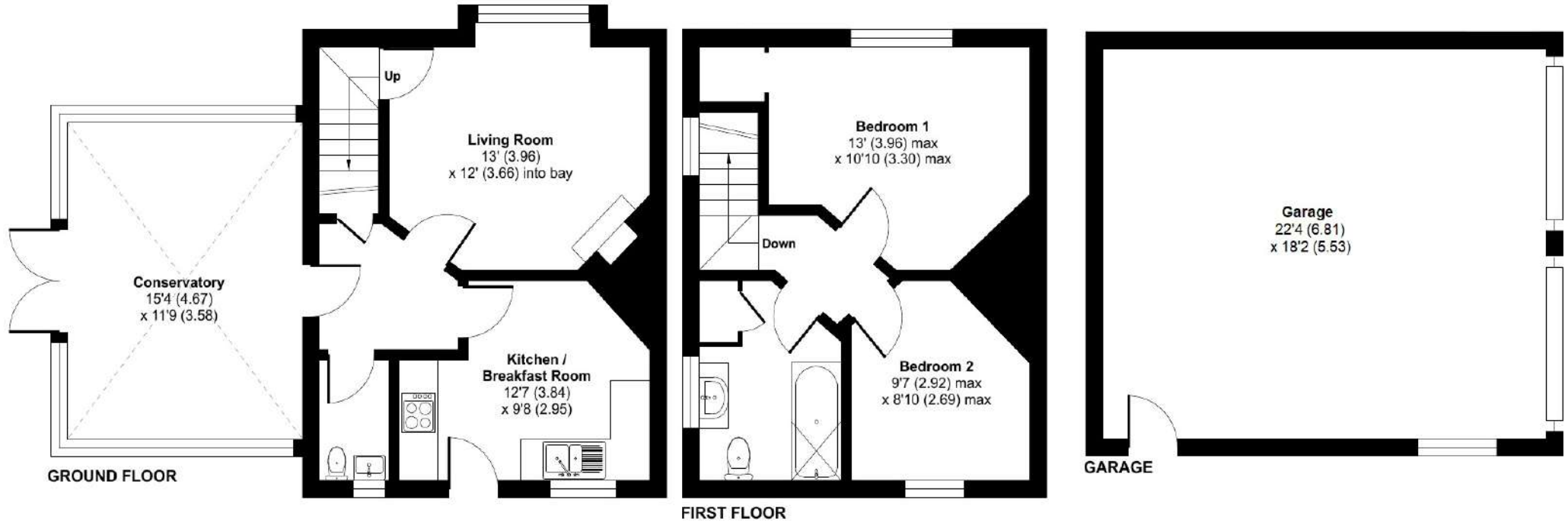


Approximate Area = 901 sq ft / 83.7 sq m

Garage = 408 sq ft / 37.8 sq m

Total = 1309 sq ft / 133.5 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

andrewgrant.com