



8 Kenswick Mill Cottages

Lower Broadheath, WR2 6QZ

Andrew Grant

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Lower Broadheath, Worcester, WR2 6QZ

3 Bedrooms **2 Bathrooms** **2 Reception rooms** **0.17 Acres**

A spacious three-bedroom semi-detached home offering a peaceful rural setting with stunning views of the surrounding countryside.

- Three good sized bedrooms, including a master with en suite.
- Sizeable garden with beautiful countryside views.
- Spacious interiors with scope to modernise and personalise.
- Well-equipped kitchen, utility room and cloakroom for added convenience.
- Generous shared driveway for off-road parking.
- Close to Worcester City amenities and transport links.

8 Kenswick Mill Cottages benefits from a shared driveway and a rear garden, complete with a patio and lawn, provides a relaxing space with rural views. Though some modernisation would enhance the home, it holds huge potential for an idyllic rural lifestyle close to Worcester's amenities and transport links.

1322 sq ft (122.8sq m)





The kitchen

The kitchen is thoughtfully designed with ample wall and base units, extensive countertop space, and essential appliances, including an integrated hob, oven and extractor fan. The tiled flooring adds durability and a large window frames lovely views of the garden and surrounding countryside. With direct access to the rear garden, the space holds great potential for personalisation.





The sitting room

One of two spacious reception rooms, this generously sized area features a focal fireplace with a tiled and wooden surround. The large front-facing window allows plenty of natural light to fill the space, enhancing its bright and airy atmosphere.



The living room/ dining room

Also situated at the front of the house, the living room features a large recessed window that frames picturesque views. This versatile space, further enhanced by a corner fireplace with a brick surround, offers flexibility for various uses, whether as a dining room, home office, or additional family room. A staircase leads conveniently from this area to the upper floor, adding to its functional appeal.



The utility and cloakroom

A sizable utility room equipped with additional units, a one-and-a-half bowl sink and provision for under-counter appliances. A rear-facing window and a side door provide access to the garden. Additionally, there is a conveniently located cloakroom featuring a low-level WC, washbasin and an obscure-glazed window to the rear.





The primary bedroom

The primary bedroom is a generous 'L'-shaped double room with dual-aspect windows offering stunning views of the surrounding countryside. This bedroom benefits from an ensuite bathroom for added privacy and convenience.

The en suite is fully tiled, equipped with a low-level WC washbasin, shower cubicle and an obscure glazed window.





Bedrooms two and three

The second bedroom is a well-proportioned double room with ample wardrobe space and a front-facing window that overlooks rolling countryside.

Bedroom three is a comfortably sized space with a window to the rear, also providing lovely scenic views.





The bathroom

This spacious family bathroom features a bath with an overhead shower, low-level WC, washbasin and tiling to splash backs. An obscure-glazed window offers privacy and fills the space with natural light.



The garden

The garden offers an inviting space for relaxation and outdoor entertainment, with a patio ideal for alfresco dining, a spacious stretch of lawn, mature plantings, and scenic views of the surrounding countryside. At the rear, a shed and greenhouse are thoughtfully positioned, along with a charming picket gate that opens directly to the expansive rural landscape beyond.



Location

8 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.

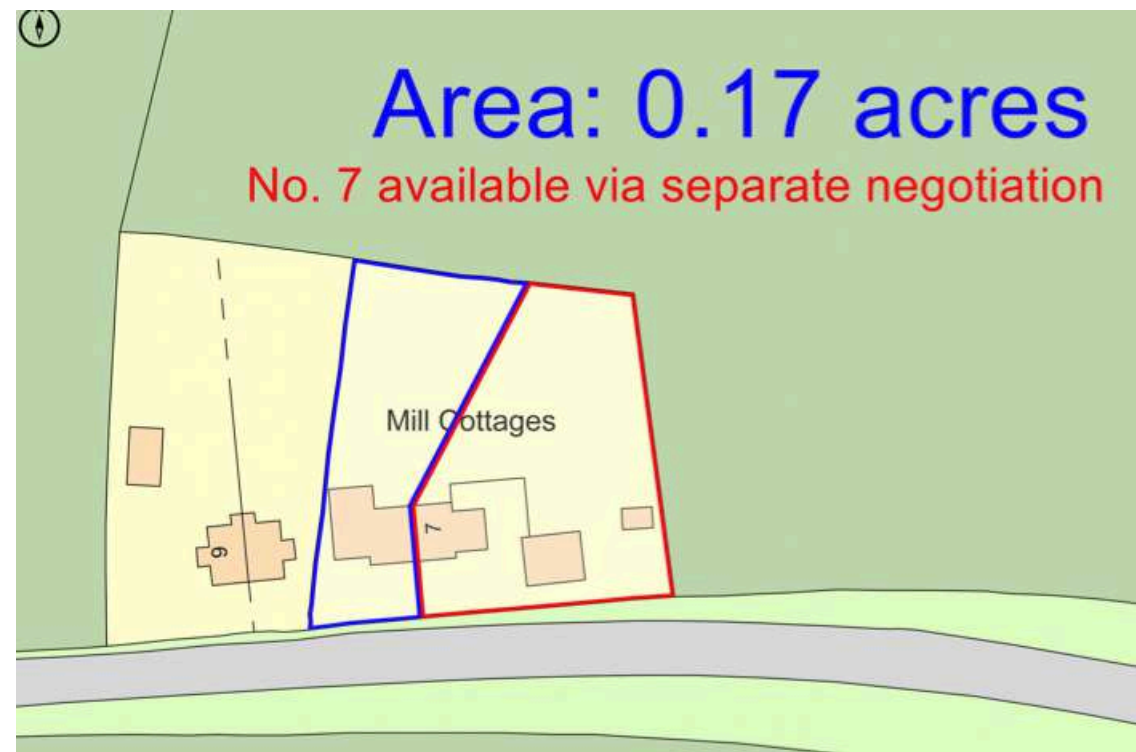
The property benefits from excellent transport links, making it ideal for commuting or day trips. Worcester Foregate Street Railway Station provides direct train services to Birmingham, London, and other major cities. For those travelling by car, the M5 motorway is easily accessible via Junctions 6 and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

Services

The property benefits from mains water and electricity.

Council Tax

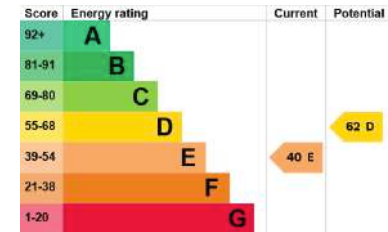
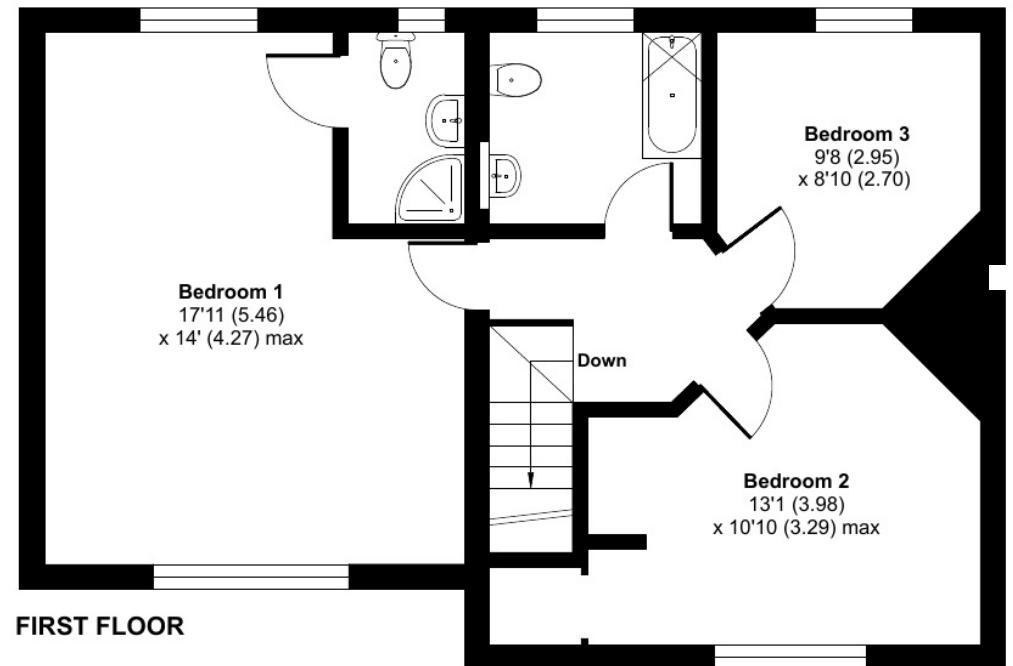
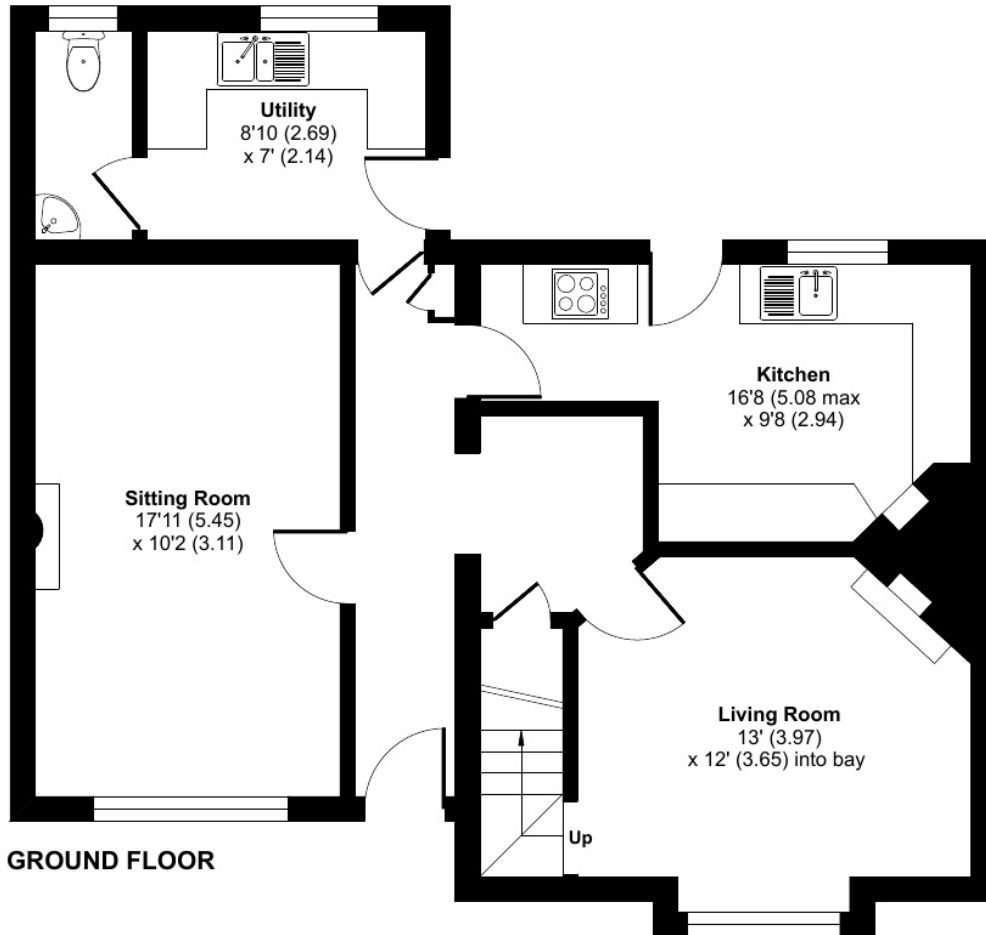
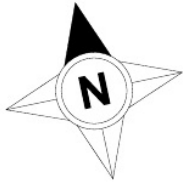
The Council Tax banding for this property is **Band C**



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

Approximate Area = 1322 sq ft / 122.8 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.



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