



**2 Peachley Gardens**  
Lower Broadheath, WR2 6QS

**Andrew Grant**

# 2 Peachley Gardens

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**2 Bedrooms 1 Bathroom 1 Reception Room**

A delightful semi-detached bungalow set on a generous plot in the desirable Lower Broadheath village.

- A charming semi-detached bungalow situated in the sought-after village of Lower Broadheath.
- Two well-proportioned bedrooms, one with dual aspect windows.
- Generous front and side gardens with potential for extension (subject to necessary planning consents).
- A private rear garden featuring a raised decked area, ideal for alfresco dining and relaxation.
- Ample driveway parking for multiple vehicles and a secure garage, providing convenience and additional storage.

This semi-detached bungalow, located in the tranquil village of Lower Broadheath, offers a balance of spacious interiors and outdoor space. The property features a light-filled dual-aspect living room, a well-appointed Shaker-style kitchen, two generously sized bedrooms, a modern bathroom, and a versatile conservatory overlooking the garden. Externally, the property is surrounded by mature gardens and benefits from a private driveway and garage, enhancing its appeal as a practical and inviting home.

949 sq ft (88.1 sq m)





## The kitchen

The Shaker-style kitchen features a range of wall and base units, providing ample storage and worktop space. It includes a sink with a mixer tap, extractor hood, and space for freestanding appliances such as a cooker, washing machine, and dishwasher. A window overlooks the conservatory, and a side door provides access to the lean-to.





## The sitting room

At the end of the entrance hallway, the sitting room is a good sized space with French doors leading to the large conservatory to create a bright and open atmosphere.





## The conservatory

The conservatory is a generous and versatile space, accessed via French doors from the second bedroom. This light-filled area offers stunning views of the garden and could serve a variety of purposes, including as an additional living or dining room, a home office, or a relaxation area. A door leads directly to the rear garden, enhancing the connection between indoor and outdoor spaces.





## The primary bedroom

Positioned at the front of the property, the dual-aspect double bedroom is a spacious and light-filled area, offering flexible usage to suit the buyer's needs. This large room accommodates a variety of furniture configurations with ease. Its generous proportions and front and side-facing windows allow for an abundance of natural light, creating a bright and inviting atmosphere.





## Bedroom two

Bedroom two is a generously sized double room featuring a large front-facing window that fills the space with natural light and a practical built-in wardrobe.





## The bathroom

The modern bathroom comprises a white suite, including a low-level WC, washbasin, and a bath with an overhead shower. Tiling throughout ensures a practical finish, while an obscure-glazed window provides privacy and natural light.





## The garden

The private rear garden features low-maintenance gravelled areas and a raised decked section, ideal for outdoor dining. Gated side access connects the rear garden to the generous front and side gardens.

## Location

Lower Broadheath is a highly regarded village offering a blend of rural charm and accessibility. Local amenities include a village shop, post office, primary school, and welcoming pubs. The surrounding countryside provides excellent opportunities for walking and cycling, while Worcester city centre, with its shops, restaurants, and cultural attractions, is easily accessible. The M5 motorway and Worcester's railway stations provide convenient links to Birmingham, Cheltenham, and beyond, making Lower Broadheath an attractive choice for a range of buyers.

## Services

The property benefits from TBC

## Council Tax

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



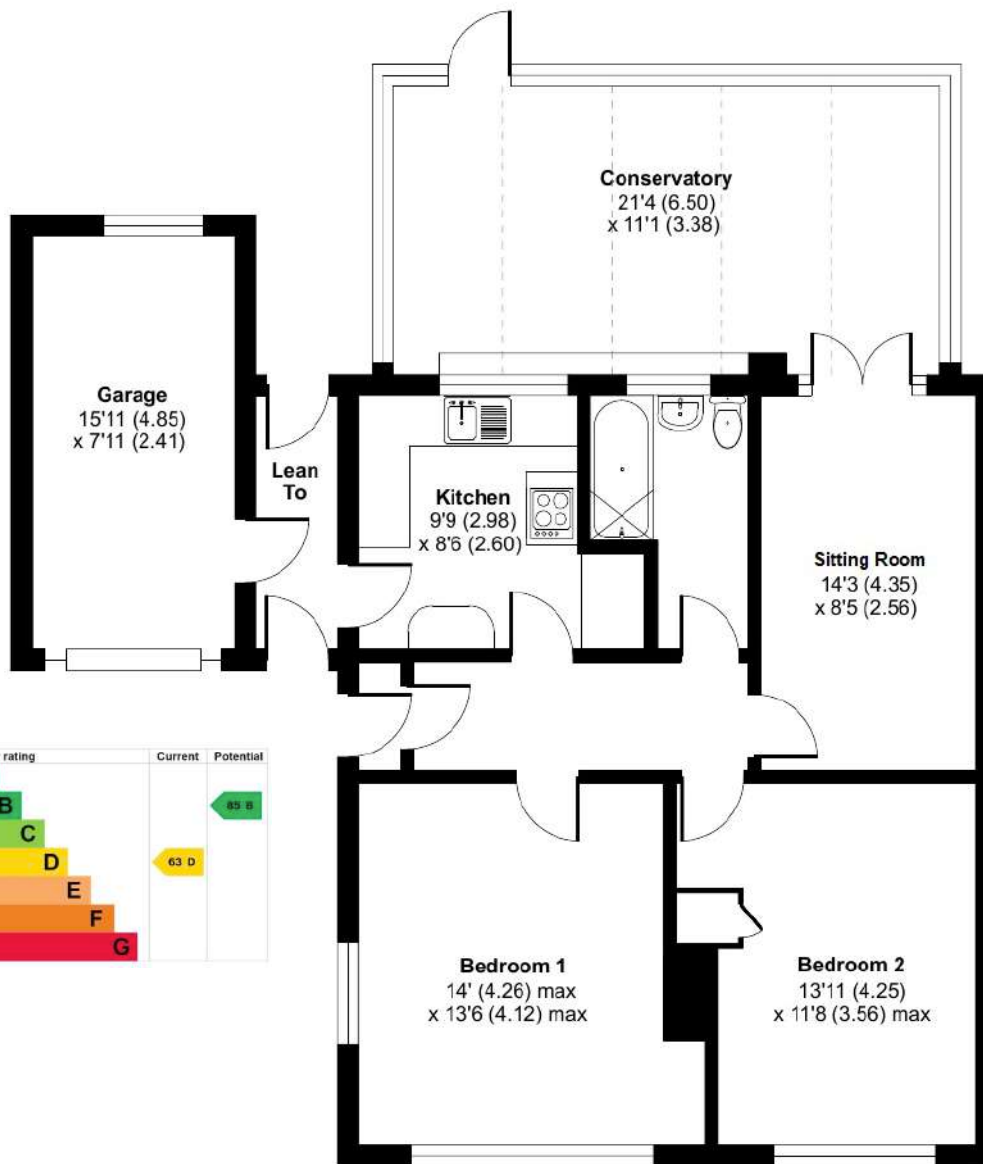
# Peachley Gardens, Lower Broadheath, Worcester, WR2

Approximate Area = 949 sq ft / 88.1 sq m (excludes lean to)

Garage = 126 sq ft / 11.7 sq m

Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**



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