



**94 Broadway Grove**

Worcester, WR2 5EY

**Andrew Grant**

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**3 Bedrooms    1 Bathroom    2 Reception Rooms**

A charming semi-detached home offering modern living, spacious rooms, a conservatory and a beautiful garden, perfect for family life in a sought-after location.

- Offering spacious living with three bedrooms, this home provides a peaceful retreat in a desirable residential area, ideal for families.
- A large conservatory with plenty of natural light, providing a versatile space to relax or entertain while enjoying views of the garden.
- A well-equipped kitchen featuring modern appliances and ample storage, perfect for meal prep and family gatherings.
- A private garden with a mix of open space and mature trees, offering the perfect setting for outdoor play, relaxation, and gardening.
- The property includes a private driveway with space for multiple vehicles, ensuring both convenience and security.
- Situated close to local shops, schools, parks, and public transport, with quick access to Worcester city centre and surrounding areas.

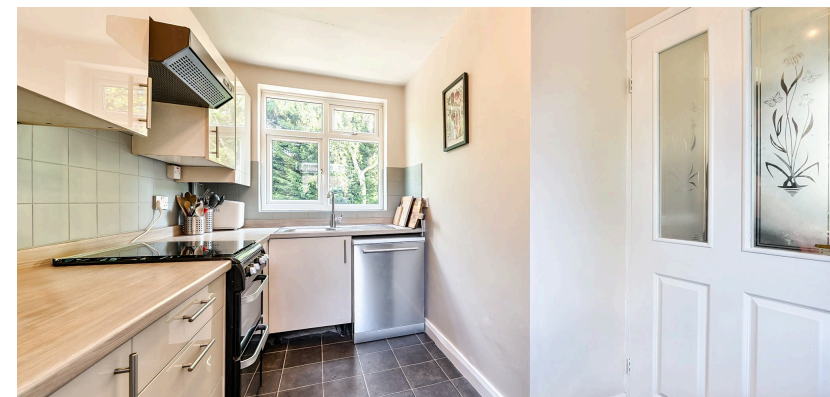
893 sq ft (82.9 sq m)





## The kitchen

The modern kitchen is a fantastic feature, offering plenty of worktop space, sleek units, and essential appliances such as an oven, hob, kettle, and toaster. The natural light from the window makes it a welcoming and functional space to prepare meals for the family or entertain guests.





## The living room

A comfortable and well-proportioned living room, ideal for family gatherings or relaxing after a long day. The space is filled with natural light and offers a cozy and homely ambiance. Its functional layout provides plenty of room for furniture and personal touches, making it an ideal place to unwind.





## The dining room

The dining room is a central hub, perfect for family meals or entertaining friends. Its bright and airy feel, with space for a full dining table, gives it a warm, inviting atmosphere, and the practical design ensures you have all the space needed for your day-to-day dining requirements.



## The conservatory

This lovely conservatory offers a bright and airy space, ideal for relaxing or enjoying the view of the garden. With windows and easy access to the outdoor area, it brings a sense of tranquillity and nature indoors, offering endless possibilities for how to use this versatile space.



## The bathroom

The modern bathroom is sleek and contemporary, featuring a bath with a shower screen, a well-positioned sink, and a toilet. It also benefits from a window that lets in natural light, ensuring a fresh and clean atmosphere. Ideal for family use or as a relaxing space to unwind.



## Bedroom one

The master bedroom is spacious and bright, offering a peaceful retreat. With ample space for a double bed and additional furniture, it is the perfect room for rest and relaxation. The large window allows for plenty of natural light, creating a serene and calm environment.





## Bedroom two

The second bedroom is a great size and benefits from a large window that brings in natural light and it offers a perfect space for a child's bedroom or a flexible guest room.



## Bedroom three

The third bedroom is a great space for a single bed, a study area, or as a guest room. Its compact yet comfortable layout means it is versatile, offering a functional space that could meet a variety of needs, from a home office to a storage room.



## The garden

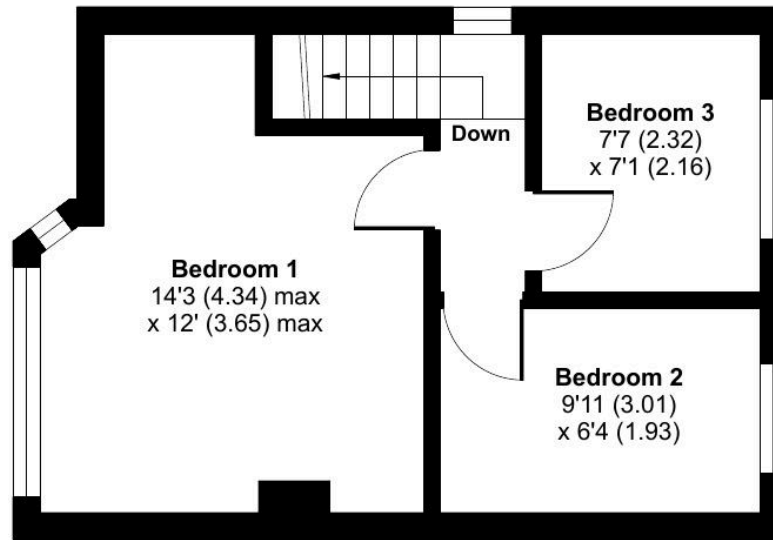
The garden is a highlight of this property, with a lovely outdoor space that offers plenty of room for children to play or for family gatherings. The mature trees at the back provide a sense of privacy and the area is perfect for gardening, BBQs, or simply enjoying the outdoors.



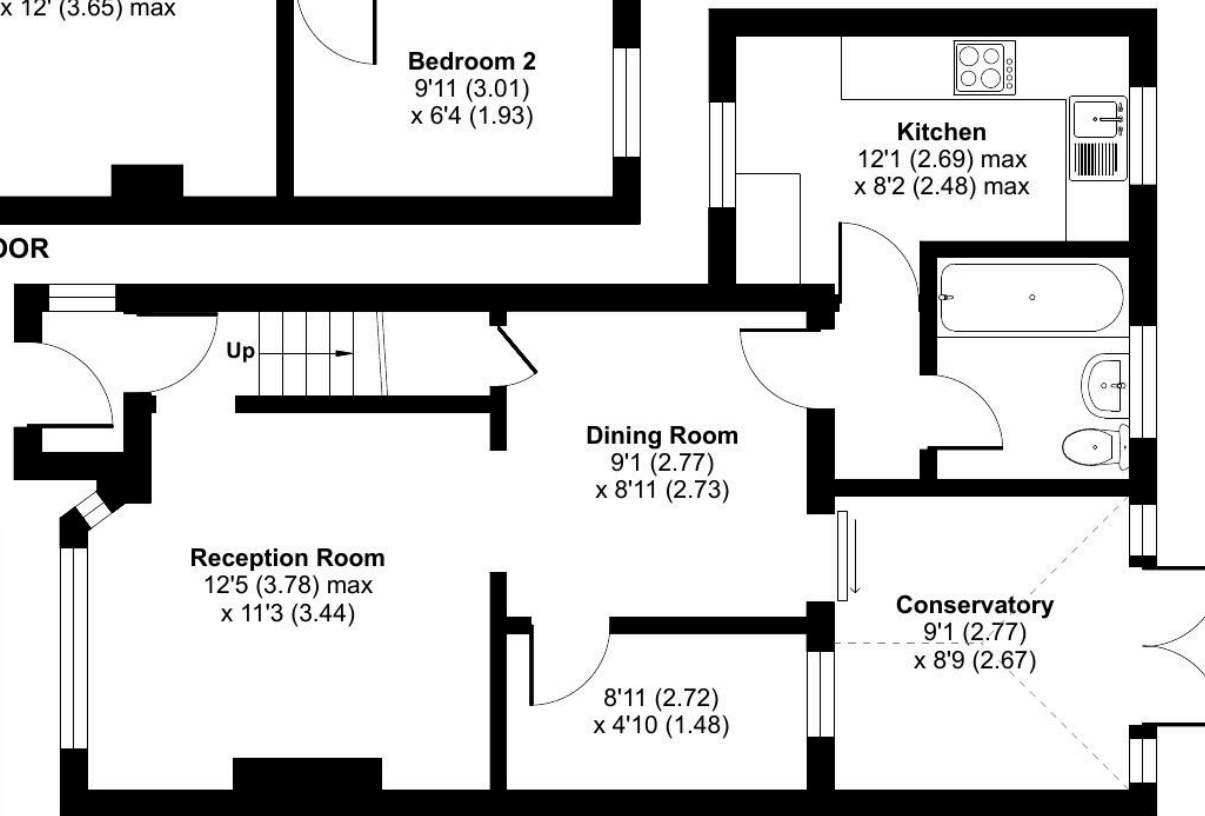
# Broadway Grove, Worcester, WR2

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	80 C
39-54	E		
21-38	F		
1-20	G		

## Location

This property is located in a highly desirable residential area, offering a peaceful and secure environment while still being close to all the amenities you need. Local shops, supermarkets, and cafes are just a short walk away, making it easy to run errands and enjoy everyday conveniences.

For families, there are excellent schools in the vicinity, ensuring that children have access to quality education within close proximity. The area is well-served by transport links, with bus stops and train stations providing quick access to the city centre and surrounding areas. Whether you're commuting for work or exploring nearby attractions, travel is convenient and efficient.

The location also benefits from nearby parks and green spaces, offering opportunities for outdoor activities and family time. With a mix of local services, transport options, and outdoor space, this location offers the perfect balance of comfort, convenience, and quality of life.

## Services

This property benefits from mains gas, electricity, water and sewage.

## Council Tax

This property is a council tax **band C**





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