



2 Crown Meadow

Lower Broadheath, WR2 6QJ

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A spacious detached bungalow with excellent loft conversion potential, a superb garden and garage, set in a sought-after residential location.

- Spacious detached bungalow with three double bedrooms and great loft conversion potential.
- Bright living spaces including a generous kitchen and conservatory opening to the rear garden.
- Beautiful, well-maintained rear garden providing privacy and plenty of space.
- Driveway providing off-road parking in addition to a single garage.
- Desirable residential location close to local amenities.

This attractive detached bungalow in the popular village of Lower Broadheath offers space, flexibility and superb potential for enhancement. From the entrance hall, you are drawn into the bright sitting room, the well-sized kitchen/breakfast room leads into a delightful conservatory opening onto the private garden. The property provides three bedrooms, offering flexible living arrangements to suit your needs. A bathroom and separate WC add practicality, while the attached single garage, accessed externally, provides secure storage or parking. The property also offers a particularly generous loft space, presenting excellent scope for conversion, subject to planning. Set on a good-sized plot with beautifully maintained gardens, this home is ideal for families or buyers looking for a property they can make their own, in a well-connected Worcestershire village.

900 sq ft (83.6 sq m)





The kitchen/breakfast room

This generous kitchen offers ample storage and workspace, with fitted cabinetry and integrated appliances, with a washing machine and refrigerator being included in the sale. There's a dedicated breakfast area ideal for informal dining and conversation and a rear door opens directly into the conservatory, making it easy to transition from indoors to the garden.





The living room

The front-facing sitting room is a bright, inviting space with a central fireplace and large window. Its proportions make it ideal for both relaxing and entertaining, offering plenty of room for comfortable seating and a warm, welcoming feel.





The conservatory

At the rear, the conservatory enjoys lovely views over the garden, creating a peaceful space to sit and unwind. Double doors open directly onto the patio, making it easy to extend your living space outdoors in warmer months. It's a charming addition to the property, perfect for morning coffee or afternoon reading.



The primary bedroom

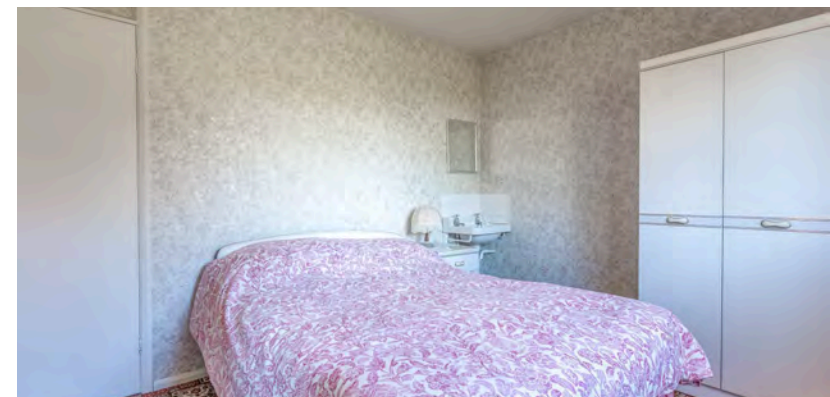
Positioned at the front, the main bedroom is a spacious double with built-in storage and a large window providing a bright atmosphere. Its size makes it a restful retreat, with plenty of room for a king-size bed and additional furnishings. This room offers versatility and comfort for the new owners.





The second bedroom

The second bedroom is another double, set to the rear of the property with pleasant views over the garden. It offers good proportions and flexibility, making it suitable as a guest room, children's room or even a home office if needed. There's ample room for wardrobes and storage.





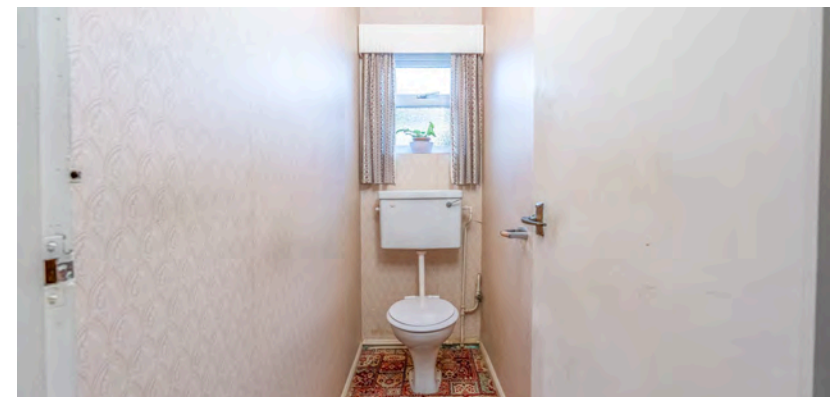
The third bedroom/dining room

The third bedroom, also a double, is positioned towards the rear and enjoys the same garden outlook. Like the others, it offers a well-sized space, ideal for family members or guests, and provides flexibility for a variety of uses.



The bathroom and separate WC

The property features a main bathroom fitted with a bath and washbasin, alongside a separate WC located off the hallway. This arrangement adds convenience, particularly for families or when guests are visiting. Together, they present a great opportunity for a stylish update.





The garden

The rear garden is a real highlight, offering a generous, private and beautifully kept outdoor space. A large lawn is bordered by established shrubs, colourful planting and mature trees, creating an attractive and peaceful setting. It's an ideal space for relaxing, entertaining or gardening.







The driveway and parking

At the front, the driveway provides useful off-road parking directly in front of the bungalow. It leads up to the single garage and is complemented by a neatly kept front lawn and borders, enhancing the overall kerb appeal of the property. The single garage offers secure parking or useful storage, with a door providing side access to the rear garden. Whether used for a vehicle, workshop or additional storage, this is a valuable and practical feature of the home.



Location

Lower Broadheath is a sought-after village just a few miles west of Worcester, offering the perfect balance of peaceful countryside living and excellent local amenities. Known for its beautiful surroundings and strong sense of community, the village appeals to families, couples alike.

Lower Broadheath is famously the birthplace of composer Sir Edward Elgar, and you can explore this rich heritage at the nearby Elgar Birthplace Museum and visitor centre. The village itself has a well-regarded primary school, a popular village hall, local shop, post office and traditional village pub, all helping to create a welcoming and vibrant atmosphere.

For everyday needs and broader amenities, Worcester city centre is just a short drive away, offering a wealth of shopping, dining, leisure and cultural opportunities, as well as highly regarded schools, colleges and healthcare services.

Lower Broadheath also enjoys easy access to key road links including the A44 and M5, making it convenient for commuters travelling to Birmingham, Cheltenham or the wider Midlands region.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

The Council Tax for this property is Band D

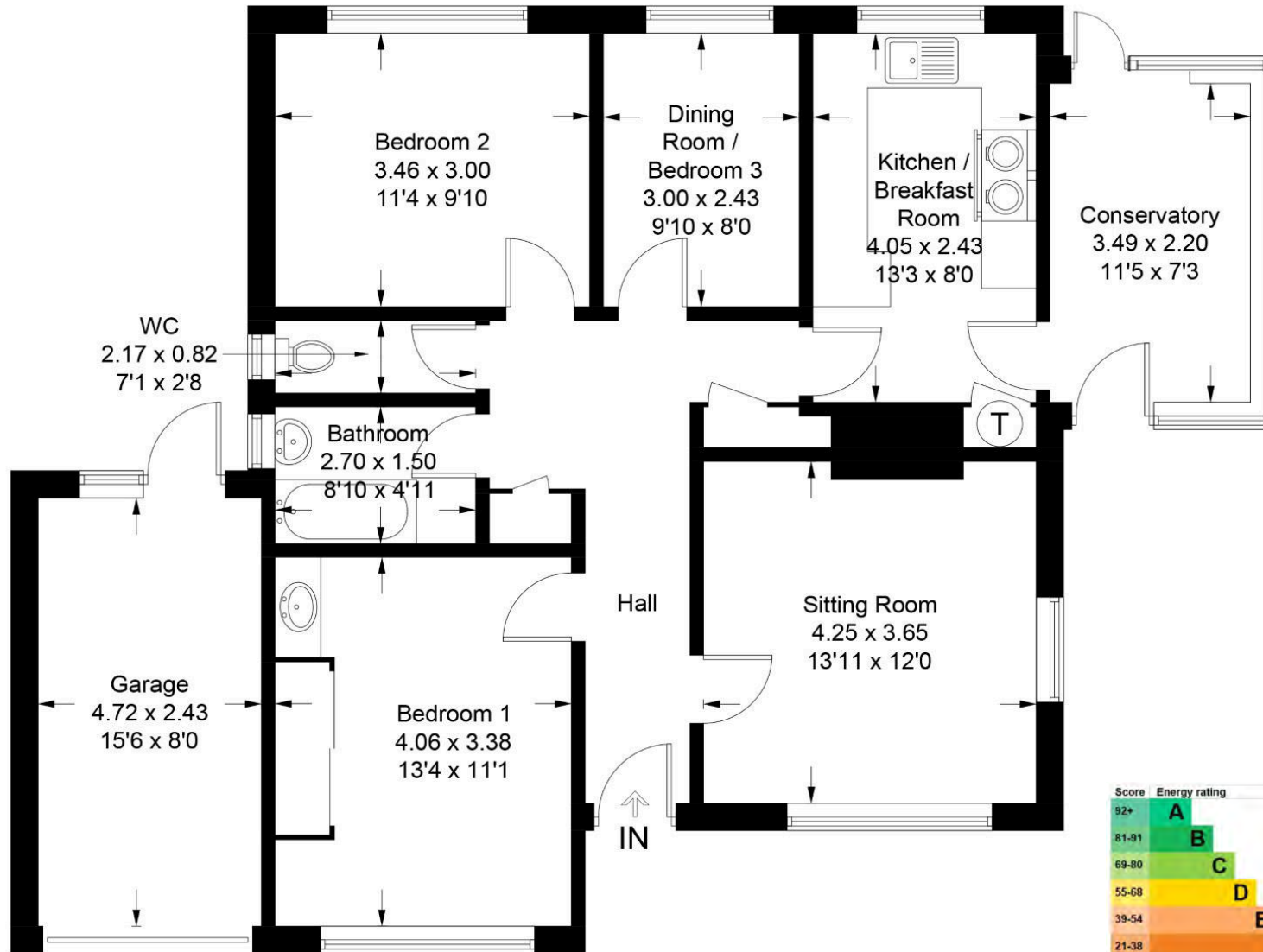


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Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

Garage = 11.6 sq m / 125 sq ft

Total = 95.2 sq m / 1025 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact.



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