



**33 Jacomb Road**

Lower Broadheath, WR2 6QW

**Andrew Grant**



# 33 Jacomb Road

Lower Broadheath, Worcester, WR2 6QW

**3 Bedrooms    2 Bathrooms    2 Reception Rooms**

A spacious and well-presented semi-detached home in the sought-after village of Lower Broadheath, offering generous living space, a large garden and excellent local amenities.

- A well-proportioned three-bedroom semi-detached home with ample living space.
- Spacious kitchen with plenty of storage and workspace.
- Bright and airy dining room with garden views and access to the conservatory.
- Generous rear garden with a patio and lawn, ideal for outdoor entertaining.
- Off-road parking with a private driveway.
- Conveniently located near Worcester, with excellent transport links and amenities.

1187 sq ft (110.2 sq m)







## The kitchen

The well-equipped kitchen boasts ample storage, extensive worktop space and integrated appliances. A large window floods the room with natural light, while the layout provides both functionality and style. The kitchen seamlessly connects to the dining room, making it ideal for entertaining and family meals.

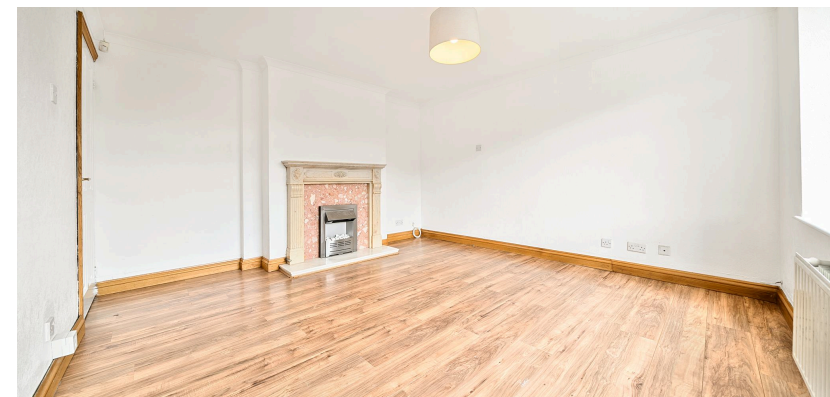






## The living room

A comfortable and spacious living area with a large front-facing window that brings in plenty of light. The room is ideal for relaxing or socialising, offering a welcoming atmosphere with ample space for furnishings. The room also benefits from a marble fireplace with an electric fire.







## The dining room

The dining area is bright and spacious, with easy access to and from the kitchen. This versatile space is ideal for family meals and entertaining, with direct access to the conservatory, enhancing the flow of natural light and providing an additional relaxing space.







## The conservatory

A fantastic addition to the home, the conservatory offers a bright and airy space with garden views. It serves as a perfect secondary dining area, playroom or relaxing sunroom, with double doors leading out to the patio and garden.







## The master bedroom

The generously sized master bedroom benefits from an en suite shower room with W.C, bidet, sink and shower cubicle providing privacy and convenience. With ample space for storage, including built in storage closets, this room offers a comfortable and peaceful retreat.







## The second bedroom

A bright and well-proportioned double bedroom with a large window providing natural light and a pleasant outlook. The room offers ample space for storage and is perfect as a guest room or additional family bedroom.





## The third bedroom

A cosy yet functional bedroom with a window overlooking the front aspect. Ideal for a child's bedroom, home office or dressing room. The room is equipped with a storage closet to further it's usefulness.





## The family bathroom

The main bathroom features a classic white suite, including a bathtub, sink and WC. The tiled walls and frosted window allow for a bright yet private space.





## The garden

A fantastic outdoor space featuring , a patio area and a wooden playhouse. Enclosed with fencing for privacy, the garden is perfect for families, pets and outdoor entertaining.



## Location

Situated in the picturesque village of Lower Broadheath, this property enjoys the best of rural charm while remaining close to Worcester city centre. The village is well-regarded for its strong community atmosphere and local amenities, including a primary school, village hall and pub. Lower Broadheath is also famous as the birthplace of composer Sir Edward Elgar, with nearby countryside walks and attractions celebrating this heritage.

Worcester City centre is just a short drive away, offering a range of shopping, dining and entertainment options. The area benefits from excellent transport links, with easy access to the M5 motorway, Worcester Foregate Street and Worcester Shrub Hill railway stations, providing connections to Birmingham and London. The property is also within reach of well-regarded schools, making it ideal for families looking to settle in a desirable and well-connected location.

## Services

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

## Council Tax

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





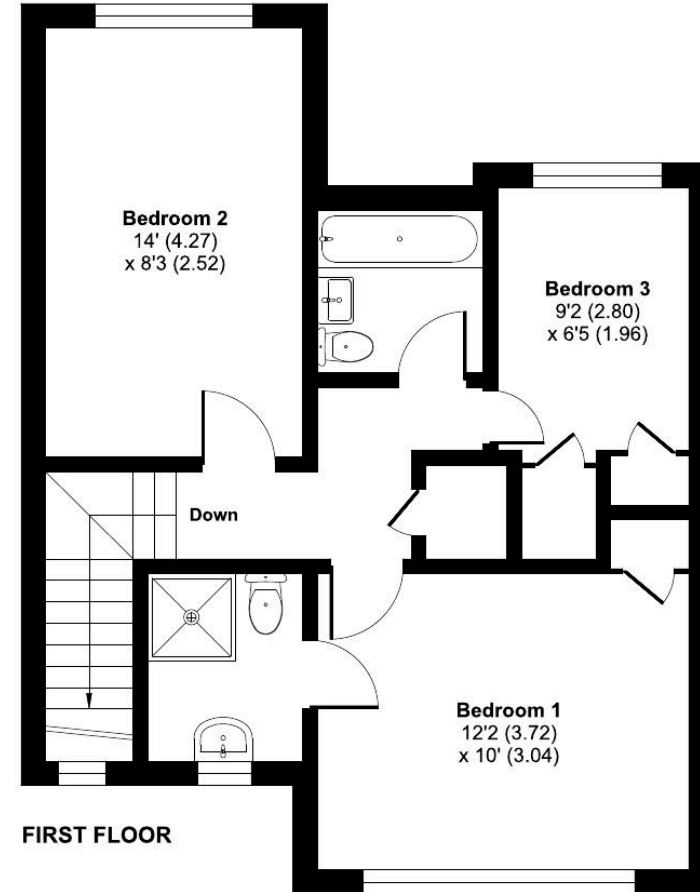
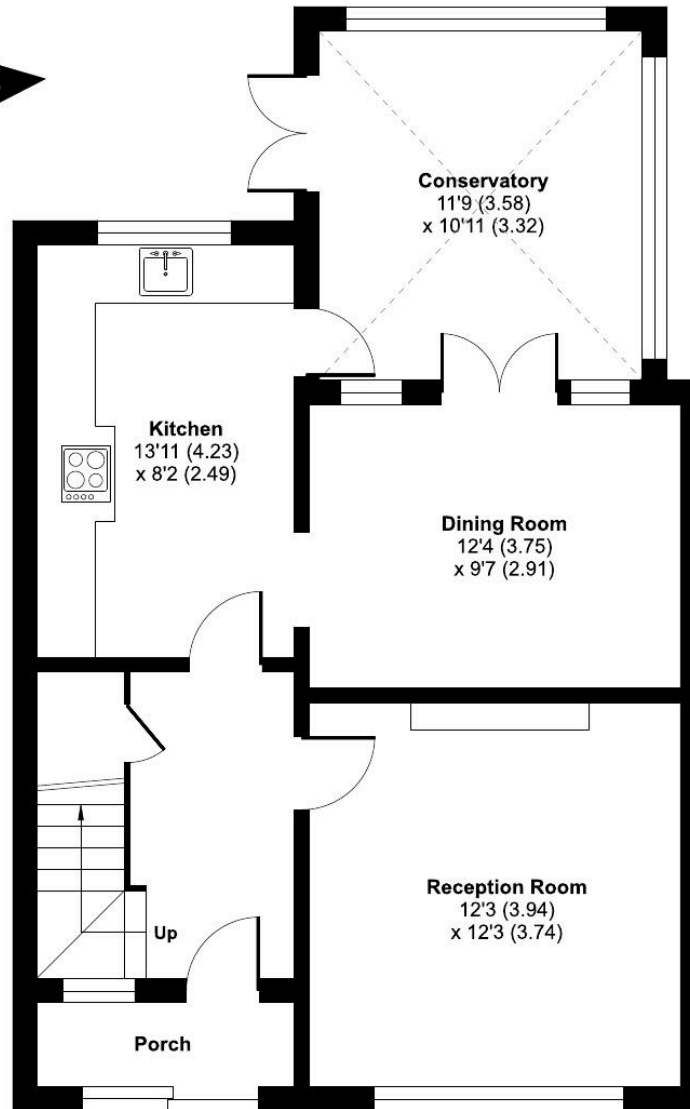
# Jacomb Road, Lower Broadheath, Worcester, WR2

Approximate Area = 1198 sq ft / 111.2 sq m

For identification only - Not to scale



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







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