



The Art Studio

Lower Broadheath, WR2 6RH

Andrew Grant

The Art Studio

Crown East Lane, Lower Broadheath, Worcester, WR2 6RH

2 Bedrooms 1 Bathroom 1 Reception Room

A distinctive modern home in Lower Broadheath with stylish interiors, a landscaped garden and excellent access to Worcester's amenities and transport links.

- Unique modern home offering stylish two-storey accommodation.
- Spacious kitchen and dining area with adjoining utility.
- Attractive enclosed rear garden with patio and planting space.
- Front and rear driveway parking for multiple vehicles.
- Sought-after Lower Broadheath location with access to Worcester and excellent transport links.

The Art Studio on Crown East Lane has been transformed into a striking and highly individual home, offering both character and practicality in a desirable Worcestershire setting. The ground floor presents a welcoming hallway leading to a reception room that opens onto the garden, a stylish kitchen with dining area and a separate utility. Karndean flooring runs through the kitchen, hallway and cloakroom, adding a contemporary and durable finish. A convenient cloakroom completes the layout. Upstairs, the principal double bedroom is complemented by a further single room and a contemporary family bathroom, creating well-planned accommodation for modern living. Outside, the property enjoys both front and rear parking, a private rear garden with patio and planting beds and useful outdoor storage. Its unique design and thoughtful layout make it a rare opportunity to secure a distinctive home in the popular village of Lower Broadheath, just a short distance from Worcester city centre.

1001 sq ft (92.9 sq m)





The kitchen

The kitchen is the heart of the home and designed with both practicality and style in mind, including Karndean flooring. Expansive work surfaces and an island create excellent preparation space, complemented by ample storage and integrated appliances. Natural light floods the room through wide windows, highlighting its generous proportions and making it a bright and inviting environment throughout the day.





The layout allows plenty of space for family dining and entertaining, with direct access into the utility room, ensuring everyday tasks are kept separate from the main living space. This well-planned kitchen is perfectly suited to both daily life and hosting, making it an outstanding feature of the property.



The living room

The living room is a generous space designed for comfort and versatility. Large windows and glazed doors invite natural light while opening directly to the rear garden, creating a wonderful connection between indoor and outdoor living. Its scale makes it ideal for both everyday relaxation and entertaining family or guests.





The hallway and cloakroom

The hallway provides a welcoming entrance with direct access to the main reception rooms and staircase, creating a practical flow throughout the ground floor. The cloakroom, conveniently positioned off the hallway, includes a WC and wash basin, offering an essential facility for both everyday living and visiting guests. Both spaces offer Karndean flooring, adding to the contemporary finish.





The primary bedroom

The primary bedroom is a generous double set to the rear of the home, offering excellent proportions and a bright outlook. Wide bi-fold glazed doors open onto a Juliet balcony, creating a strong connection with the outside and enhancing the sense of space. This room provides a calm retreat, perfectly suited for rest and relaxation.





The second bedroom

The second bedroom is positioned to the front of the property and enjoys a pleasant outlook. Well-proportioned and versatile, it is ideal for use as a child's bedroom, guest room or study, offering flexibility to suit a range of needs. Its light setting enhances the sense of comfort and practicality.





The family bathroom

The family bathroom is well designed with a bath, separate shower, wash basin and WC. An electric Velux skylight enhances the natural light, creating a bright and refreshing setting. Finished with a clean contemporary style, it provides a practical and comfortable space for daily routines and completes the first floor accommodation.





The rear garden

The rear garden offers a private and inviting outdoor space, thoughtfully arranged with planted borders and a paved seating area. Accessible directly from the living room through bi-fold doors, it creates a natural extension of the home, ideal for relaxation or entertaining. Enclosed fencing provides a sense of seclusion, making it a delightful retreat.





The driveway and parking

The property benefits from a driveway approach that enhances accessibility and provides a welcoming entrance. Parking is available at both the front and rear, offering ample space for residents and visitors and ensuring practicality for modern living.



Location

Lower Broadheath is a sought-after village close to Worcester, combining rural charm with excellent amenities. Local shops and services are nearby, while Worcester city centre is only a short distance away with its wider choice of retail, dining and leisure options.

Families benefit from access to well-regarded schools, including primary provision in the village and secondary options in Worcester. For commuters, the A44 provides easy road connections and Worcester's stations at Foregate Street and Parkway offer direct rail services to Birmingham, Cheltenham and London.

Surrounded by open countryside with footpaths and green spaces, the location is well suited for those who enjoy outdoor pursuits, making The Art Studio an appealing choice for buyers seeking a unique modern home within a thriving village community.

Services

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

Council Tax

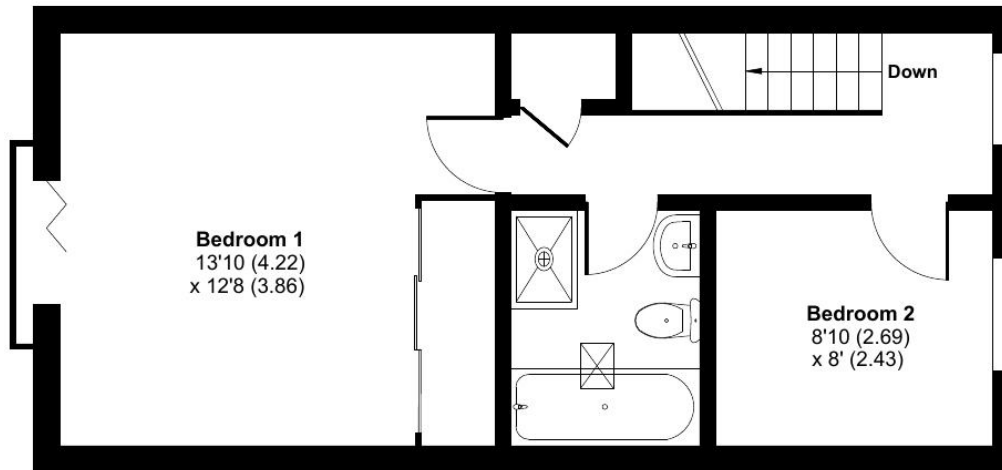
The Council Tax for this property is Band C.



Crown East Lane, Lower Broadheath, Worcester, WR2

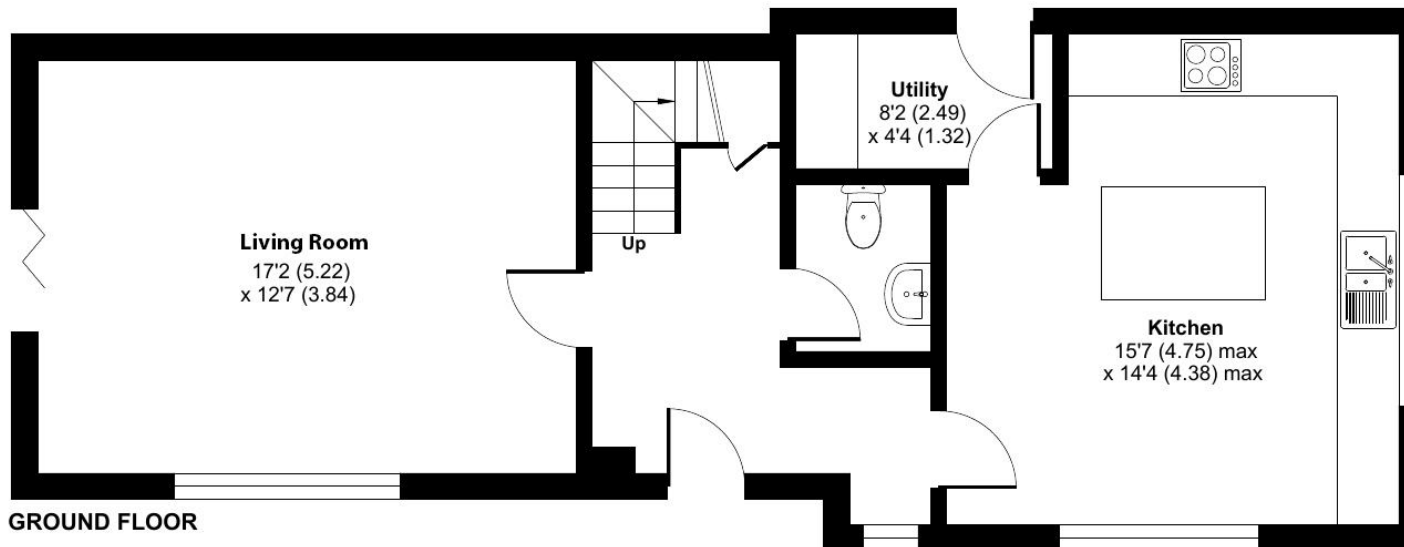
Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1350122



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com