



Jacomb Road

Lower Broadheath, WR2 6QW

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious three-bedroom family home in a popular village setting, featuring versatile living areas, a generous garden and ample parking close to Worcester.

- Well-presented three-bedroom semi-detached home offering flexible ground floor living space.
- Bright kitchen and family room with access to the garden.
- Generous rear garden with patio and lawn, ideal for outdoor dining.
- Large block-paved driveway providing excellent off-road parking and garage.
- Desirable Lower Broadheath location with schools, amenities and transport links nearby.

Located in the well-regarded village of Lower Broadheath, this three-bedroom semi-detached home offers well-balanced accommodation ideal for modern family living. The entrance hall leads into an inviting living and dining area, allowing for both relaxation and entertaining. The adjoining kitchen benefits from skylights and double doors opening to the garden. A useful utility and shower room add convenience, while the separate family room offers versatility for working from home or additional living space. Upstairs are three well-proportioned bedrooms and the family bathroom is well-appointed with a modern suite and neutral tiling. Outside, the rear garden provides a generous outdoor space with a paved patio, lawn and storage shed. To the front, the wide block-paved driveway offers ample off-road parking and access to the garage.

1421 sq ft (132 sq m)





The kitchen

A bright and well-proportioned kitchen offering an inviting space for everyday use. The room benefits from skylights and large windows that fill the area with natural light, while the layout provides ample workspace and storage throughout. A convenient breakfast bar creates an informal spot for dining or conversation, and the adjoining utility room adds further practicality. Double doors open to the garden, creating a pleasant outlook and easy connection to the outdoors.







The dining area

An inviting space offering a generous area for both dining and relaxation. Natural light flows through from the front to the rear, creating a bright and open feel enhanced by views towards the garden. The room connects directly to the kitchen and living room, allowing for easy movement between the two areas, while its proportions provide flexibility for a range of furniture layouts and everyday family use.



The living room

Positioned at the front of the home, the living room offers a comfortable and spacious setting with a large window that brings in plenty of natural light. The focal point of the room is the feature fireplace, adding character and a sense of warmth. Its generous size allows for varied seating arrangements, making it ideal for relaxing or entertaining while enjoying an open outlook to the front.





The family room

A bright and adaptable room overlooking the rear garden, ideal for use as a home office or additional family space. Full-width glazed doors open onto the patio, inviting in natural light and offering a pleasant view of the garden. A skylight enhances the sense of space, while the tiled floor provides a practical finish suited to both work and leisure activities.



The utility and shower room

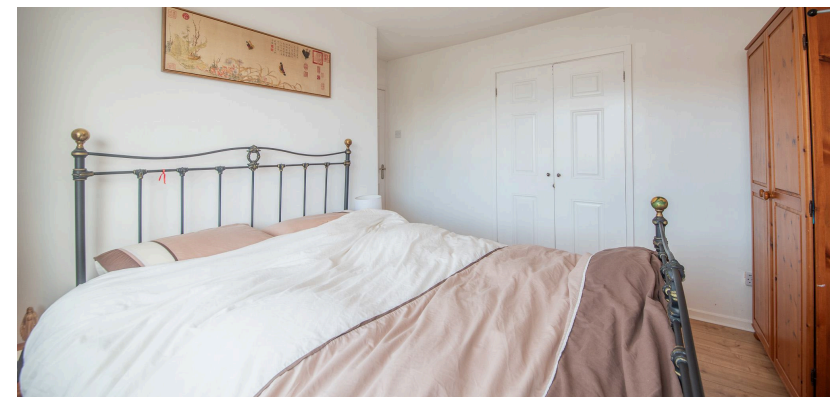
A practical addition to the ground floor, the utility area provides space for laundry appliances, a sink and useful storage. It connects directly to a modern shower room fitted with a walk-in enclosure, wash basin with vanity storage, and heated towel rail. Together they create a convenient and functional setup, ideal for busy households or guest use.





The primary bedroom

A well-proportioned double bedroom positioned at the front of the home, featuring a wide window that allows natural light to fill the room. The space includes built-in wardrobes providing useful storage and maintains a calm atmosphere ideal for rest. Its layout comfortably accommodates additional furniture while retaining a sense of openness.





The second bedroom

A bright double bedroom positioned to the rear of the home, enjoying a pleasant outlook over the garden. The room offers built-in storage and ample space for additional furnishings, making it a comfortable setting for guests or family members. Its proportions and natural light create an inviting and practical environment.





The third bedroom

A single bedroom positioned at the front of the property, ideal for use as a child's room, study, or dressing room. The space benefits from a built-in storage cupboard and a window that draws in natural light, making it a practical and versatile addition to the home.



The bathroom

A well-presented family bathroom fitted with a panelled bath and shower attachment, wash basin set within a vanity unit, and a low-level WC. Dual windows bring in natural light, enhancing the bright and airy feel, while modern tiling and built-in storage provide a neat and functional finish.





The garden

The rear garden offers a generous outdoor space laid mainly to lawn with a paved patio area, providing an ideal setting for seating or outdoor dining. Mature planting along the borders adds colour and privacy, while a timber shed offers useful storage. The enclosed design creates a safe and enjoyable space for families and relaxation alike.





The driveway and parking

To the front of the property, a wide block-paved driveway provides generous off-road parking for multiple vehicles and leads to the garage. The frontage is bordered by low fencing and planting, giving the home a defined and welcoming appearance.

Location

Situated in the sought-after village of Lower Broadheath, this home enjoys a peaceful residential setting with a strong sense of community.

The area offers a range of everyday amenities including a local shop, post office and welcoming public house, with further facilities and supermarkets available in nearby Worcester.

Well-regarded schools such as Broadheath C.E. Primary and The Chantry School are within easy reach, making the location ideal for families.

The property also benefits from convenient transport connections, with regular bus services and easy access to Worcester city centre, the A44 and M5 for travel further afield.

Services

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

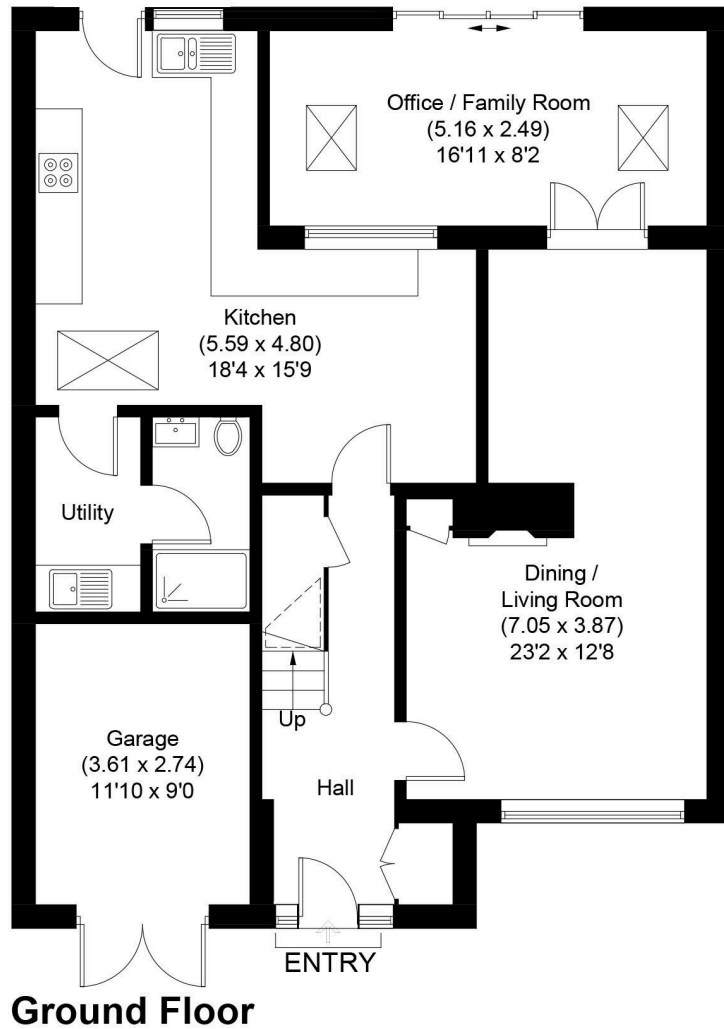
Council Tax

The Council Tax for this property is Band C

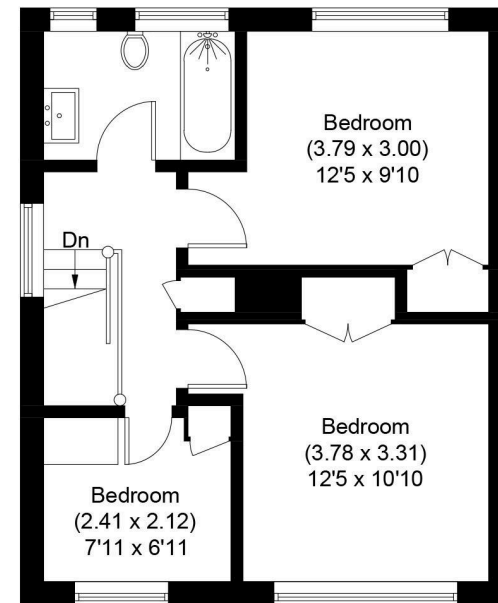


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Approximate Gross Internal Area
Ground Floor = 81.7 sq m / 879 sq ft
First Floor = 40.2 sq m / 433 sq ft
Garage = 10.1 sq m / 109 sq ft
Total = 132 sq m / 1421 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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