



10, Highcroft Close, Broadwas

Worcester | Worcestershire | WR6 5PB





**10, Highcroft Close, Broadwas,  
Worcester, Worcestershire, WR6 5PB**

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- Detached home of 1,776 sq.ft
- Fully fitted kitchen with built-in modern appliances and stylish breakfast bar
- Spacious living room with wooden floors extending to the kitchen
- Two double ground floor bedrooms and a modern shower room
- First-floor master bedroom suite with an en-suite bathroom
- Detached double garage and off-road parking on a paved driveway
- Stylish and contemporary design throughout
- Chain-free property, ensuring a hassle-free buying process
- Sought-after location in desirable Broadwas

Highcroft Close exudes style and contemporary elegance. The sleek finishes, modern appliances, and attention to detail make it a truly exceptional home. With its open-plan layout and thoughtful design, this property effortlessly blends comfort and style, creating a space that is perfect for modern living.

Situated in a sought-after area of Broadwas, this stunning, detached family home would suit a diversity of buyers, and will certainly exceed your expectations.





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The spacious living room is perfect for relaxing. The warm wooden floors create a cosy atmosphere, while the large windows flood the room with natural light. Whether you're hosting a family gathering or enjoying a quiet evening in, this living room provides the perfect setting for every occasion.

An exceptional, fully fitted kitchen that will inspire any chef, with built-in modern appliances and quartz worktops giving a sleek finish, this kitchen is both stylish and functional. The breakfast bar provides the perfect spot for casual dining. The seamless flow of the wooden floors from the kitchen to the living room creates a sense of unity and elegance throughout the ground floor.

Highcroft Close features two double ground floor bedrooms, offering ample space for family members or guests. The shower room is beautifully designed, with modern fixtures and a contemporary finish. Upstairs, you'll find the master bedroom suite, with an en-suite bathroom. This private space offers a peaceful escape at the end of a long day.

The detached double garage provides secure storage for your vehicles and additional space for hobbies or a home gym. A utility area is provided within the garage for convenience. The paved driveway offers off-road parking for your convenience and ensures that you and your







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guests will always have a place to park.

Located in the sought-after Broadwas, the perfect balance between countryside living and convenient access to amenities, you'll enjoy a peaceful and idyllic setting while still being within easy reach of local schools, shops, and transport links.

This wonderful home is chain-free, ensuring a smooth and hassle-free buying process.

Tax Band - E

Mains Drainage

Mains Electric

Mains Water

CCTV

Air Source Heat Pump

Mains Gas

Management Fee of £300.00 per annum payable in two instalments and a £75.00 joining fee to become a member.

Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration and re-marketing costs of the property. **THIS IS REFUNDABLE UPON COMPLETION**

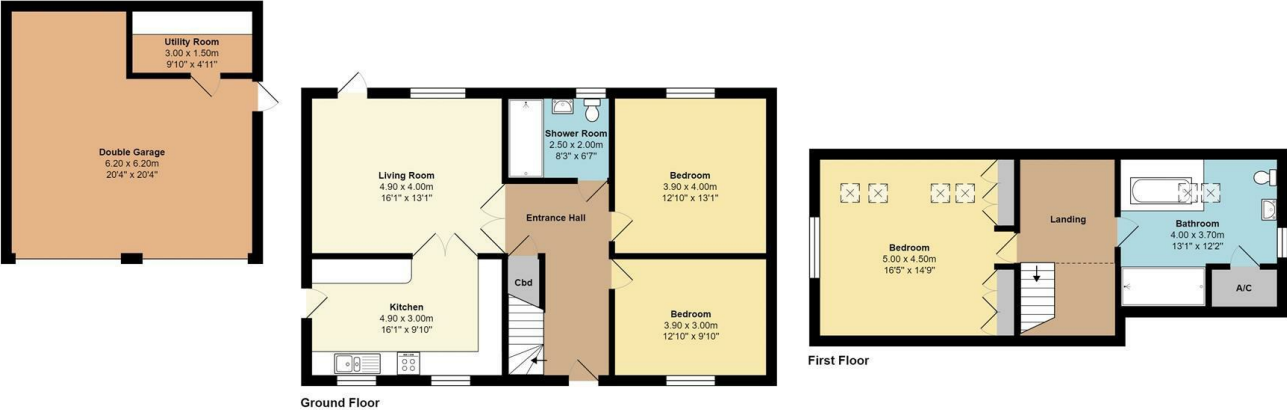






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Total Approx Area: 165.0 m<sup>2</sup> ... 1776 ft<sup>2</sup>  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>		<b>100</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>		<b>84</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC

Tel: 01684 210950 or 01905 947640  
 contact@foxtownandcountryhomes.co.uk  
 39, Worcester Road, Malvern, Worcestershire, WR14 4RB  
 www.foxtownandcountryhomes.co.uk

