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## Little Green, Broadwas, Worcester, WR6 5NH

Offers In Excess Of £450,000

- Detached House
- Three Double Bedrooms
- Far Reaching Views
- Modernisation Required
- Two Reception Rooms
- Extensive Gardens Approx 3/4 Acre
- Idyllic Village Location
- EARLY VIEWING ESSENTIAL



# Little Green, Worcester WR6 5NH

A unique opportunity to acquire a substantial, character detached property situated in the village of Broadwas enjoying stunning far reaching views across open countryside.  
MODERNISATION/RENOVATION PROJECT. NO CHAIN. EPC - G



Council Tax Band: E







## LOCATION AND DESCRIPTION

A substantial detached property set in an elevated position enjoying a generous plot, with far reaching views over the adjacent countryside. Located in the popular village of Broadwas and just 6 miles from Worcester City and 15 minutes to the M5 motorway.

## RECEPTION HALL

11'2" x 6'0"

Ceiling light, radiator, stairs to the first floor and doors to:-

## LOUNGE

14'0" x 12'4"

A good size reception room with ceiling light, feature beam, front facing double glazed wooden frame window offering outstanding views over surrounding countryside, radiator, brick fireplace, hearth and wooden mantle over.

## DINING ROOM

13'10" x 12'5"

Another generous size reception room with ceiling light, front facing double glazed wooden frame window offering the same views as the lounge, feature beam and fireplace with beam, LPG woodburner style fire and door to:-

## KITCHEN/BREAKFAST ROOM

14'11" x 9'11"

Open to modernisation and being a good size with ceiling strip light, radiator and rear facing double glazed window overlooking the garden. There are a range of wall, base and draw units work surface, tiled splashback, double stainless steel sink with matching drainer, mixer tap, four ring electric hob, built in oven and space for appliances. Door to:-

## INNER LOBBY

Ceiling light, part glazed door giving access to the garden and doors to:-

## SEPARATE W.C

6'6" x 2'11"

Ceiling light, rear facing single glazed opaque window and low level W.C.

## STORE ROOM

6'10" x 3'0"

A useful storage space with ceiling light and shelving.

## LANDING

Open plan landing area with ceiling light, radiator, front facing double glazed wooden frame window with views and doors to:-

## BEDROOM ONE

14'1" x 12'7"

A good size principal bedroom with ceiling light, front facing double glazed wooden frame window and radiator.

## BEDROOM TWO

14'3" x 12'6"

Another double bedroom with ceiling light, front facing double glazed wooden frame window and radiator.

## BEDROOM THREE

13'10" x 10'0"

A double bedroom with ceiling light, rear facing single glazed window overlooking the garden and a range of built in cupboards offering good storage.

## SHOWER ROOM

7'6" x 6'10"

Ceiling light, rear facing opaque double glazed window and radiator. There is a three piece suite consisting of a shower cubicle with shower over, wash hand basin and low level W.C.

## OUTSIDE

The front of the property takes in outstanding views across rolling countryside. A wooden gate with steps leads up to the front door. There is a lawned foregarden to both sides and a pathway either side providing pedestrian access to the rear garden.

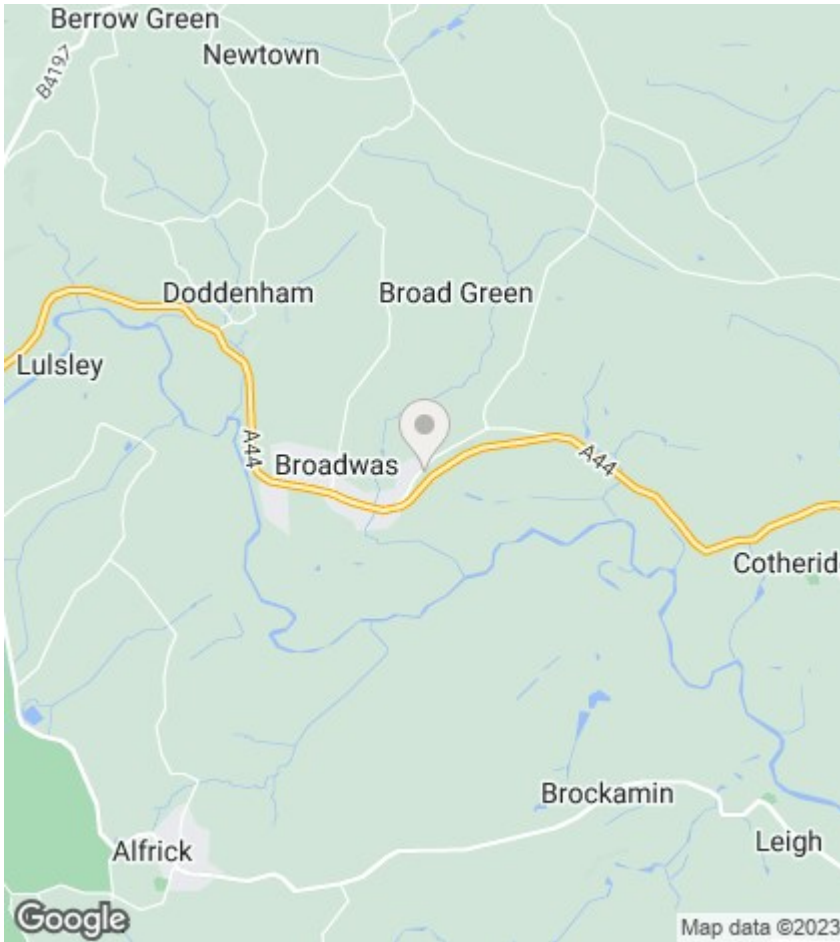
To the rear of the property there are extensive, private gardens approaching three quarters of an acre with a selection of mature trees, fruit trees, shrubs, a brick built store, shed and greenhouse.

## GARAGE

Unavailable to inspect.

## SERVICES

Mains water, LPG heating and drainage is via septic tank.



## Viewings

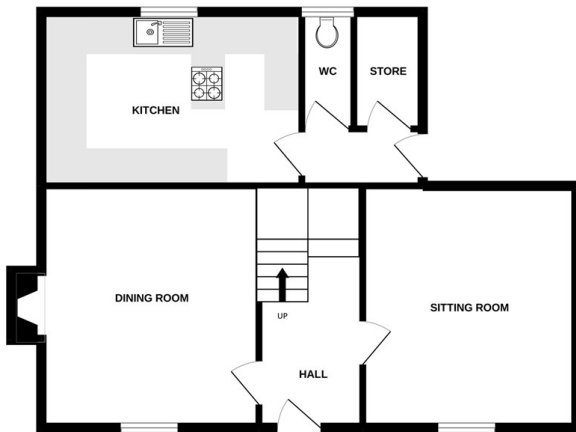
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: G

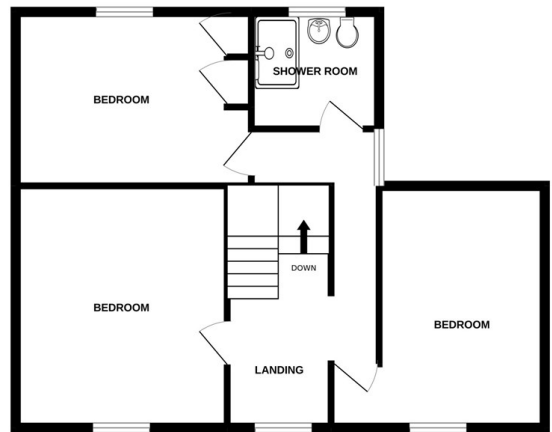
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>17</b>	
(1-20) <b>G</b>		

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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