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The Barn at Heath Grange Farm, Lower Broadheath, Worcester, WR2 6RW

Price Guide £275,000

- Countryside Location
- Central Heating
- Garden
- Ideal Project
- Parking

The Barn At Heath Grange Farm, Worcester WR2 6RW

A unique and rare opportunity to acquire a project in a sought after countryside location. Already having two/three bedrooms and good sized living accommodation this would make an ideal family home. EPC - F



Council Tax Band: E





LOCATION AND DESCRIPTION

Situated in the highly desirable village of Lower Broadheath conveniently located just a few miles from the centre of the historic City of Worcester and also within easy reach of Great Malvern. The M5 motorway network is easily accessible at Junctions 6 or 7, the two City center railway stations and the Worcester Parkway just off Junction 7 make the location of the property ideal for those purchasers needing to commute. There are good local catchment schools available including Rushwick CE Primary School and The Chantry High School at Martley. The Barn is a perfect opportunity to acquire a full modernisation project in a beautiful location. Access is via a wooden door and side panel into;

HALLWAY

10'3" x 3'7"

Ceiling light, radiator and alarm panel. Doors leading to;

WC

Ceiling light, radiator, window, WC and wall mounted basin. Having sub-water meter and fuse board.

KITCHEN

13'6" x 10'2"

Ceiling strip light, radiator, two windows. Oil-fired combination boiler and range of base, wall and drawer units with worktop over and tiled splashbacks, space and plumbing for appliances and stainless steel sink with drainer.

RECEPTION ROOM TWO

14'8" x 9'6"

Ceiling light, radiator, two windows.

INNER HALLWAY

Ceiling light, radiator. Front wooden door glazed side panel. Understairs cupboard, stairs to First Floor and door to;

LIVING ROOM

18'5" x 14'10" max

Ceiling light fitting, radiator and fireplace. Original beams, two windows and sliding doors to;

CONSERVATORY

29'6" x 8'7"

Wooden conservatory with multiple windows, strip lights, radiator and doors to outside.

STAIRS AND LANDING

Ceiling lights, window, access to boarded loft with ladder and lights. Original beams and doors to;

BEDROOM ONE

14'11" x 9'6"

Having ceiling light, radiator, roof light window, original beams and doors to;

EN SUITE

13'8" max x 6'5" max

Ceiling light fitting, radiator, roof light window. Suite comprising of basin built into unit with doors, WC and corner bath. Built-in cupboard and shaver light with socket.

BEDROOM TWO/DRESSING ROOM

13'7" x 7'2"

Ceiling light, radiator and roof light window.

SHOWER ROOM

7'1" max x 5'7" max

Ceiling light, radiator, roof light window. Suite comprising of WC, basin with pedestal and shower cubicle with shower. Original beams and a wall mounted heater.

OFFICE

8'3" x 6'10"

Ceiling light, radiator, roof light window and original beams.

BEDROOM THREE

12'10" x 11'1"

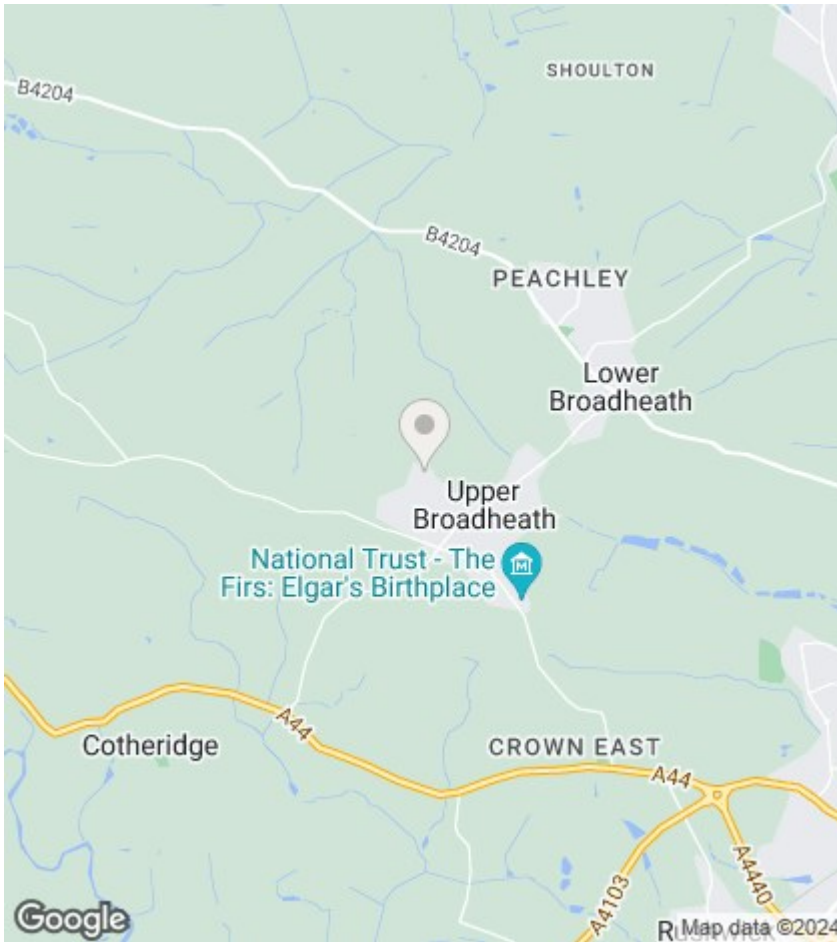
Ceiling light, radiator, window and roof light window. Built-in wardrobes with sliding doors into eaves.

OUTSIDE

There is a blocked paved driveway with parking for two cars. Areas of lawn to the side with mature shrubs and plants. creating a beautiful garden.

SERVICES

The property is served by oil fired central heating, mains electricity, sub metered water supply and private drainage by way of shared septic tank.



Viewings

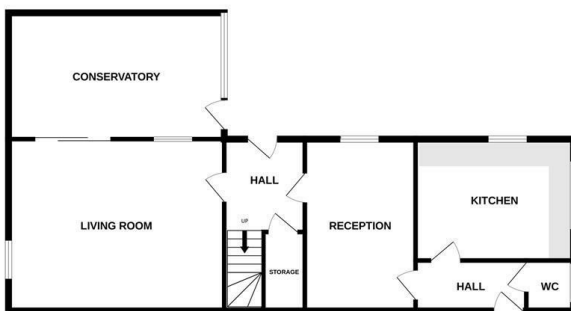
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: F

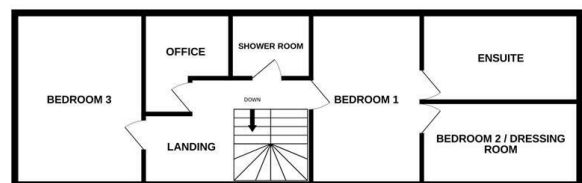
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
		80

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 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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