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Parkinson Wright
Estate Agents



Woodland Cottage, Broadwas, Worcester, WR6 5NT

Price Guide £300,000

- Detached 'Woolaway' Design Bungalow
- Panoramic South Facing Countryside Views
- Scope for Re-Development (subject to P.P)
- VIEWING ESSENTIAL
- Situated Within A Large Plot
- Fantastic Renovation Project
- Four Bedrooms

Woodlands Cottage , Worcester WR6 5NT

A rare opportunity to acquire a detached bungalow constructed to a 'Woolaway' design offering huge potential for renovation/re-development (subject to P.P). Situated within a large plot in a stunning rural location in the village of Broadwas benefitting from far reaching views across open countryside. CASH BUYERS ONLY due to the construction of the property. NO CHAIN. EPC - G



Council Tax Band: C





LOCATION AND DESCRIPTION

A rare and unique opportunity to acquire a four bedroom detached bungalow with the benefit of a large plot to potentially re-develop/redesign. Situated in the heart of unspoilt countryside and within the small hamlet of Broad Green which lies approximately 6 miles from Worcester City and 15 minutes to the M5 motorway. Woodlands Cottage is a detached single storey bungalow built to a design and method of construction referred to as a 'Woolaway' style. Entrance is via a double glazed opaque front door opening into:-

RECEPTION HALL

17'2 x 11'0 (max)

Ceiling light and doors to:-

LOUNGE

17'3 x 11'1

Ceiling light, front south facing double glazed window, side facing secondary glazed window, eclectic storage heater and brick fireplace.

KITCHEN

14'8 x 8'10

Ceiling strip light, rear facing double glazed window, loft access and storage cupboard. There are wall, base and drawer units, stainless steel sink, drainer, four ring electric hob, extractor fan over, built in oven and space for appliances. Door to:-

SIDE PORCH

9'10 x 6'0

Wall light, side facing, rear facing and front facing windows and door giving access to the front, rear and side gardens.

BEDROOM ONE

12'10 x 9'11

Ceiling light, front facing double glazed window with views towards the Malvern Hills.

BEDROOM TWO

12'10 x 10'0

Ceiling light and rear facing single glazed window.

BEDROOM THREE

9'11 x 8'2

Ceiling light, rear facing single glazed window and electric storage heater.

BEDROOM FOUR

9'10 x 8'2

Ceiling light and front facing double glazed window benefitting from the outstanding countryside views.

BATHROOM

8'9 x 5'5

Ceiling light and two rear facing single glazed opaque windows. There is a bath, wash hand basin and W.C.

OUTSIDE

The property stands in a large plot to the front, side and rear.

To the front of the property are outstanding south facing views across open countryside. There is a lawned foregarden with a path leading to the front door. To the side of the property is an extensive open space suitable for development (subject to P.P) which has a separate access from the road.

The rear of the property are extensive lawns backing onto private woodland. Within the property boundaries are a number of outbuildings mainly of timber construction including a former garage in need of repair.

SERVICES

Mains electricity and water are all believed to be connected. Drainage is to a private septic tank system. There is no mains gas connection available at the property.

AGENTS NOTE

There will be a legal covenant on this property which states that not more than one dwelling house will be permitted.



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) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		