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## Bell Lane, Lower Broadheath, Worcester, WR2 6RR

Price Guide £325,000

- Substantial Semi-Detached Property
- Sought After Village Location
- Two Double Bedrooms
- Off Road Parking For Multiple Vehicles
- Situated Within A Large Plot
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Catchment Of Chantry High School



# Hanville Bell Lane, Worcester WR2 6RR

A rare and exciting opportunity to acquire this semi-detached property set in a private position within the sought-after village of location of Lower Broadheath. EARLY VIEWING HIGHLY RECOMMENDED.



Council Tax Band: D







## LOCATION & 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 centre 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. A UPVC part double glazed door opens into:-

### ENTRANCE PORCH

Front facing and side facing double glazed windows and a further door opens into:-

### RECEPTION HALL

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

### LOUNGE

11'7 x 11'5

A cosy living space with ceiling light, front and rear facing double glazed sash windows, radiator and a brick fireplace with wooden mantle over, ideal for installing a log burning stove.

### DINING ROOM

11'8 x 9'3 (max)

Ideally situated off the kitchen. Ceiling light, front facing double glazed sash window, radiator and an open fireplace ideal for installation of a log burner.

### KITCHEN

10'9 x 13'8

Ceiling strip light, rear facing double glazed window, radiator and a useful walk in under stairs cupboard with ceiling light and power offering ample storage. There are a range of wall, base and drawer units, roll top work surface over, tiled splashback stainless steel sink with matching drainer and space for appliances. Part glazed door to:-

### UTILITY

7'11 x 6'8

Ceiling light, side facing double glazed window, side facing wooden door giving access to the rear of the property and plumbing for a washing machine. Door to:-

### CLOAKROOM

5'4 x 2'6

Ceiling light, side facing opaque dule glazed window and a low level W.C.

## LANDING

Ceiling light, rear facing double glazed window , walk in airing cupboard housing a 'Vaillant' boiler and doors to:-

### BEDROOM ONE

11'8 (max) x 11'7

A good size principal bedroom with ceiling light, front facing double glazed sash window, radiator and a walk in cupboard with loft access and front facing double glazed sash window.

### BEDROOM TWO

11'8 x 9'3 (max)

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

### BATHROOM

8'11 x 8'0

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

## OUTSIDE

The property sits within a large plot behind a hedge which creates great privacy. There is an extensive driveway offering parking for multiple vehicles and leads to a covered carport and the front door. Side pedestrian access via a wooden door leads to the rear of the property. There is an extensive and attractive lawned foregarden, planted borders with mature shrubs and trees. A useful wooden summer house is in situ together.

The rear of the property provides a tranquil setting with open rural views. An extensive slabbed seating space and artificial grassed area make this a low maintenance garden. There is a summer house with an opaque roof, side facing window and double glazed French doors.

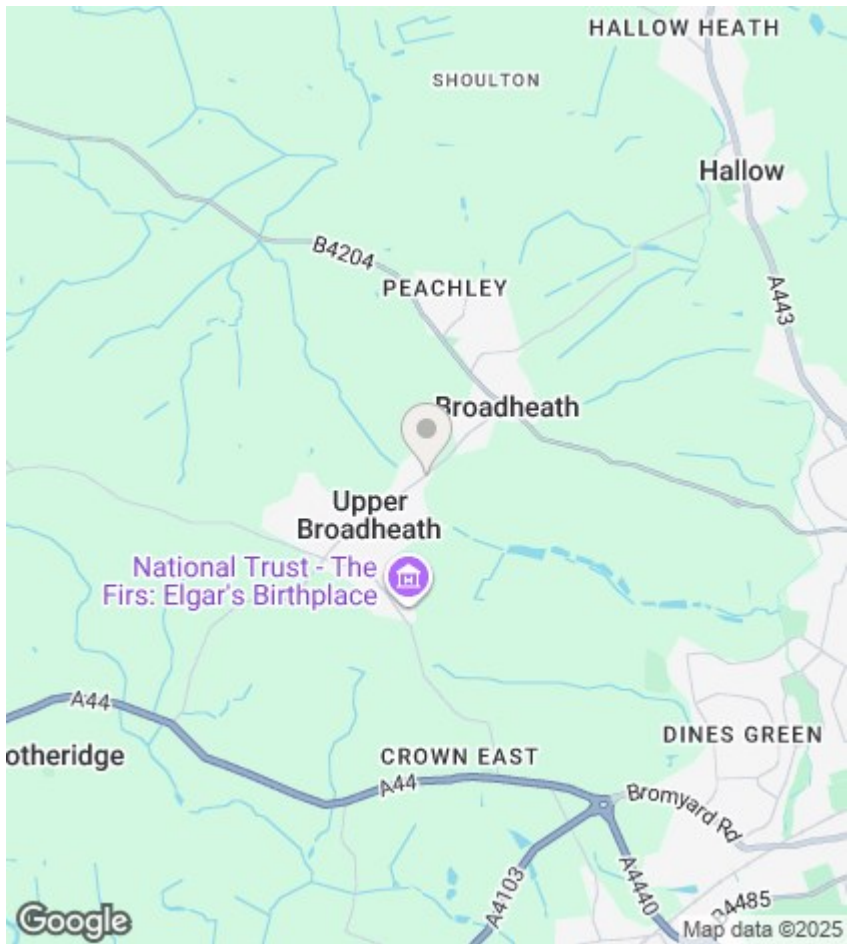
## SUMMERHOUSE

11'5 x 9'7

Situated in the rear garden a part wood construction building offers additional space for a home office or hobby room. Fully insulated, two front facing and two side facing double glazed windows, light and internal and external power.

## SERVICES

We believe all mains services are connected to the property but have not been verified.



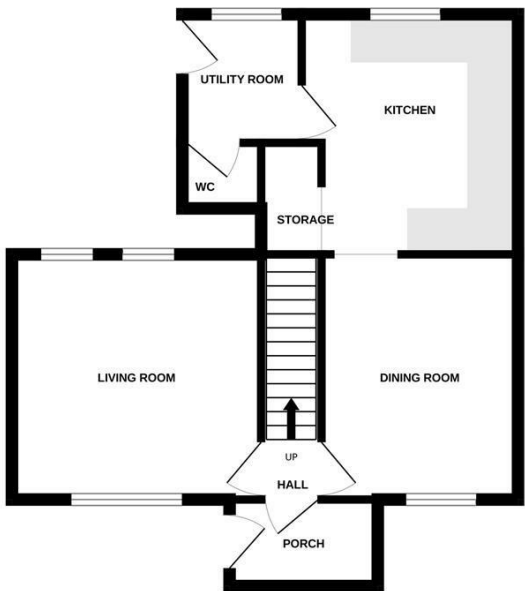
## Viewings

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

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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