



Allan Morris
estate agents

**Bath Road, Broomhall,
Worcester.**

Grove End, Bath Road, Broomhall, Worcester. WR5 3HS

Features

- Substantial detached family home
- Generous living accommodation
- 4 Double Bedrooms
- Extensive off road parking and double Garage
- Convenient edge of city/rural location
- **NO ONWARD CHAIN**

A most spacious detached four bedroom family home, ideally located for those requiring easy access to motorway links, quick access back to Worcester City and also the Worcestershire Parkway Railway Station.

Accommodation briefly comprises: Entrance Porch, downstairs Cloakroom, Reception Hall, Dining Room, Living Room, open-plan Kitchen/Dining/Family Room and Utility Room. On the first floor: Bedroom 1 with En-Suite Wet Room, three further double Bedrooms and Family Bathroom.

Outside: Generous driveway to front and rear providing off road parking for numerous vehicles. Further to this is a spacious detached double Garage and private gardens to the side and rear.

LOCATION:

'Grove End' is located in the Broomhall area midway between Worcester City limits and the village of Kempsey. Within easy reach is access to the M5 motorway via Junction 7 and also to the Worcestershire Parkway Railway Station, giving direct access to both London and Birmingham. Broomhall also benefits from popular school catchments for both Primary and Secondary options.





Directions:

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. Continue along for a few hundred yards and turn right into a long drive, leading down to the property.

WAM 7166

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: G





Total area: approx. 240.1 sq. metres (2584.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

RECEPTION HALL:

12'2" x 11'10"

DINING ROOM:

11'10" x 11'4"

KITCHEN:

14'8" x 13'1"

BREAKFAST AREA / CONSERVATORY:

18'8" x 11'11"

UTILITY ROOM:

15'3" x 4'7"

LIVING ROOM:

24'4" x 15'5"

BEDROOM 1:

16'8" maximum x 14'9"

EN-SUITE WET ROOM:

10'0" x 6'5"

BEDROOM 2:

13'3" x 10'5"

BEDROOM 3:

11'10" x 11'3"

BEDROOM 4:

12'4" x 10'1" maximum

FAMILY BATHROOM:

8'5" x 7'3"

DOUBLE GARAGE:

19'10" x 19'4"

Contact us:

Address:

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