



Allan Morris
estate agents

**Ankerdine Road, Lower
Broadheath, Worcester.**

Orchard Dene, Ankerdine Road, Lower Broadheath, Worcester. WR2 6RN

Features

- Spacious detached bungalow
- Flexible accommodation
- 5 Bedrooms
- Generous parking and detached double Garage
- Sought after semi rural location
- NO ONWARD CHAIN

A most spacious five bedroom detached bungalow, situated in a quiet and enviable location on the edge of the popular village of Lower Broadheath.

Accommodation briefly comprises: Reception Hall, Living Room, Conservatory, Kitchen, Utility Room, five Bedrooms, Family Bathroom and Wet Room.

Outside: There is the benefit of generous driveway, providing off road parking for several vehicles, as well as detached double Garage and private gardens to front and rear.

LOCATION:

The property is situated in the popular village of Lower Broadheath, benefiting from 2 Public Houses, Village Shop, Primary School and being within the popular Chantry Secondary School catchment. Lower Broadheath is within easy reach of access back to Worcester City, as well as the Town of Malvern and motorway links North and South. Lower Broadheath is also famous for being the home of Edward Elgar's birthplace.





Directions:

From Worcester City centre proceed North West on the A443 Tenbury Road turning left, signposted Martley. Continue into the village of Lower Broadheath, before taking a left into Bell Lane. Continue for approximately half a mile past the common, before taking a right into Ankerdine Road, where Orchard Dene can be located on the right hand side, as indicated by our For Sale board.

WAM 7180

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: E





Ground Floor
Approx. 193.9 sq. metres (2087.5 sq. feet)



Total area: approx. 193.9 sq. metres (2087.5 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.

Floorplan Measurements:

KITCHEN:
17'5" x 9'10"

UTILITY ROOM:
16'9" x 9'2"

LIVING ROOM:
17'11" x 13'11"

CONSERVATORY:
11'5" x 13'6"

BEDROOM 4/DINING ROOM:
11'11" x 11'10"

RECEPTION HALL:
20'2" max 12'2" min x 16'11" max 11'11" min

BEDROOM 5 / OFFICE:
8'9" x 6'10"

WET ROOM:
6'9" x 6'3"

BATHROOM:
9'3" x 6'10"

BEDROOM 1:
13'11" x 11'11"

BEDROOM 2:
11'11" x 11'11"

BEDROOM 3:
11'10" x 8'10"

DOUBLE GARAGE:
17'8" x 15'10"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

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.

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