



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



11 Green Lane, Lower Broadheath, Worcester. WR2 6SH

£395,000

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A 3/4 bedroom detached property, situated within this sought after village, offering further potential and flexibility of space, together with very pleasant rear garden.

Accommodation briefly comprises: Hallway with W.C., Study/ downstairs Bedroom 4, large Sitting Room/Dining Area with doors leading into good size Sitting Room/Sun Room and doors leading to the garden, Kitchen/Breakfast Room. On the first floor: Recently fitted Shower Room, two double Bedrooms with integral wardrobes and further good size single Bedroom with integral wardrobe.

Outside: To the front is a pleasant garden and double driveway for numerous vehicles, further storage to the side and single Garage. To the rear of the property is comprised of good size patio, mature established garden, 2 sheds and gated side access.

LOCATION: The property is situated within a quiet cul-de-sac in the village of Lower Broadheath, offering excellent local schooling, village shop, public house's and easy access into Worcester City and major transport links.

**Sitting Room / Dining Area:** - 7.5m x 3.5m (24'7" x 11'5")

**Sitting Room:** - 3.9m x 2.8m (12'9" x 9'2")

**Study / Bedroom 4 :** - 2.9m x 2.7m (9'6" x 8'10")

**Kitchen / Breakfast Room:** - 5.5m x 3.5m (18'0" x 11'5")

**Bedroom 1:** - 4.2m x 3.5m (13'9" x 11'5")

**Bedroom 2:** - 4.2m x 3m (13'9" x 9'10")

**Bedroom 3:** - 2.4m x 2.3m (7'10" x 7'6")

**Shower Room:** - 2.2m x 2m (7'2" x 6'6")

**Garage:** - 6m x 2.5m (19'8" x 8'2")





Total area: approx. 141.7 sq. metres (1525.4 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.

- Desirable village location
- Popular Chantry Secondary School Catchment
- 3/4 Bedrooms
- Good size Kitchen/Breakfast Room
- Parking and Garaging
- Pleasant rear garden
- NO ONWARD CHAIN
- Council Tax Band: D

