



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

20 Willow Field Drive, Lower Broadheath, Worcester. WR2 6RT

Offers In Region Of £395,000

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A super opportunity to acquire a spacious two bedroom detached bungalow, situated within this sought after location and offering flexible accommodation with new carpets, together with ample off road parking and a good size rear garden.

Accommodation briefly comprises: Entrance Hall with Amtico flooring and storage cupboards, large Sitting Room/Dining Area with double doors to rear garden, Kitchen/Breakfast Room with integrated appliances and Amtico flooring, two double Bedrooms and a good size Bathroom with shower over.

Outside: To the front is parking on tarmac driveway. To the rear there is a patio area with outside tap and shed to the side, with lawned garden, offering further scope and potential.

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.

Kitchen / Breakfast Room: - 3.9m x 3.1m (12'9" x 10'2")

Sitting Room / Dining Area: - 4.8m x 4.2m (15'8" x 13'9")

Bedroom 1: - 4.7m x 3.2m (15'5" x 10'5")

Bedroom 2: - 3.8m x 3.1m (12'5" x 10'2")





Ground Floor
Approx. 77.1 sq. metres (830.4 sq. feet)



Total area: approx. 77.1 sq. metres (830.4 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.

- Spacious 2 bedroom detached bungalow
- Large Sitting Room with doors to rear
- Sought after village location
- Easy access back to Worcester City
- NO ONWARD CHAIN
- New carpets
- Parking
- Local amenities
- Very pleasant rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	