



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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

£625,000

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

Accommodation briefly comprises: Hall, Living Room, Conservatory, re-fitted Kitchen and Utility Room, five Bedrooms, Bathroom and Wet Room.

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

AGENTS NOTE: We understand planning permission to add a further storey is still active (04/00942/FUL) due to other works carried out at the property.

LOCATION: Situated in the village of Lower Broadheath, having 2 Pubs, Village Shop, primary School and Chantry School catchment.

Kitchen - 5.31m x 3m (17'5" x 9'10")

Utility Room - 5.11m x 2.79m (16'9" x 9'2")

Living Room - 5.46m x 4.24m (17'11" x 13'11")

Conservatory - 3.48m x 4.11m (11'5" x 13'6")

Reception Hall - 6.15m x 5.16m (20'2" max x 16'11" max)

Bedroom 1 - 4.24m x 3.63m (13'11" x 11'11")

Bedroom 2 - 3.63m x 3.63m (11'11" x 11'11")

Bedroom 3 - 3.61m x 2.69m (11'10" x 8'10")

Bedroom 4/Dining Room - 3.63m x 3.61m (11'11" x 11'10")

Bedroom 5/Office - 2.67m x 2.08m (8'9" x 6'10")

Bathroom - 2.82m x 2.08m (9'3" x 6'10") **Wet Room** - 2.06m x 1.91m (6'9" x 6'3")

Double Garage - 5.22m x 4.22m (17'0" x 13'10")





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.



- NO ONWARD CHAIN
- New boiler
- 5 Bedrooms
- Sought after semi rural location
- Primary schooling & within Chantry secondary school catchment
- Spacious detached bungalow
- Flexible accommodation
- Generous parking and detached double Garage
- Some of the rooms have been re-decorated and re-carpeted.
- Council Tax Band E

