



Allan Morris
estate agents

**The Firs, Sailors Bank, Lower
Broadheath, Worcester**

The Firs, Sailors Bank, Lower Broadheath, Worcester. WR2 6QT

Features

Substantial detached family home

Self contained one bedroom Annexe

Generous driveway & Carport

Stunning gardens

Solar panels & air sourced heat pump

Highly popular village location

A substantial and most flexible four bedroom detached family home, benefiting from a one bedroom Annexe, ideal for multi-generation living, for those looking for the opportunity to generate further income, situated in the highly popular village of Lower Broadheath.

Accommodation comprising: Porch, Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Conservatory, Kitchen and Utility Room, two double Bedrooms and Family Bathroom. First floor: Master Bedroom with sunny balcony with stunning views, further double Bedroom and Bathroom.

Annexe: Accessed via Utility Room, initially into Lobby area with door into Kitchen, Lounge/Diner, double Bedroom and En-Suite Shower Room.

Outside: The property benefits from a generous driveway providing parking for several vehicles and Carport. Further to this are glorious well tended gardens with a number of mature trees and plants and enjoying a wonderful outlook.

LOCATION: The property is located in the popular village of Lower Broadheath, within 2 miles of Worcester City. The village boasts 2 public houses, shop with Post Office and a primary school which feeds into the Chantry secondary school.





Directions

From Worcester City centre proceed over the River bridge, keeping the Cricket ground to your left hand side. Move into the far right hand lane and at traffic lights take the far left hand lane, following the road around into the Hylton Road, turning left after a short while, signposted Martley (B4204). Continue along into Lower Broadheath village, where the property will be located on the right hand side.

What3words://sailing.interlude.kennels

WAM 7632



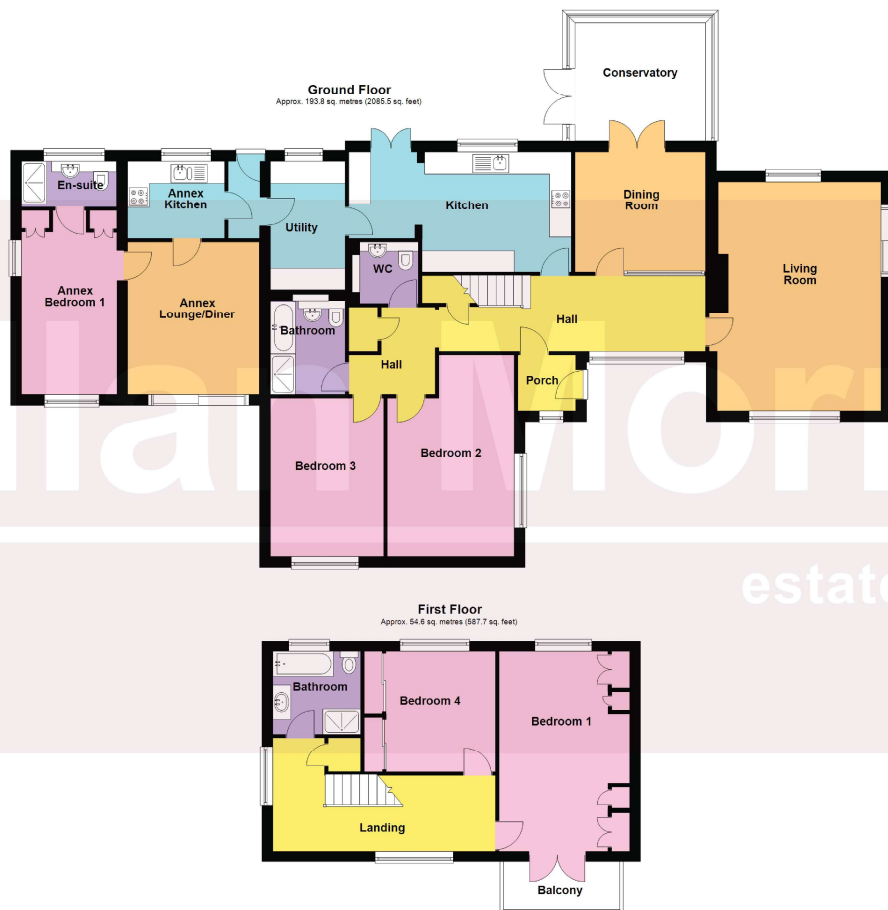
Useful Information

Price: £ 995,000

Tenure: Freehold

EPC Rating: C

Council Tax Band F



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 - 6.15m x 3.28m (20'2" x 10'9")

Dining Room - 3.58m x 3.35m (11'9" x 11'0")

Living Room - 6.3m x 4.5m (20'8" x 14'9")

Conservatory - 3.48m x 3.4m (11'5" x 11'2")

Bedroom 3 - 5.41m x 3.51m (17'9" x 11'6")

Bedroom 4 - 4.37m x 3.15m (14'4" x 10'4")

Bathroom - 2.67m x 2.06m (8'9" x 6'9")

First Floor

Bedroom 1 - 5.54m x 3.07m (18'2" x 10'1")

Bedroom 2 - 3.66m x 3.35m (12'0" x 11'0")

Bathroom - 2.36m x 2.29m (7'9" x 7'6")

Annexe

Kitchen - 2.64m x 1.98m (8'8" x 6'6")

Utility Room - 3.53m x 2.03m (11'7" x 6'8")

Living Room - 4.01m x 3.84m (13'2" x 12'7" max)

Bedroom - 5.05m x 2.64m (16'7" x 8'8")

En-suite Shower - 2.64m x 1.12m (8'8" x 3'8")

Address:
32 Sidbury, Worcester, WR1 2HZ

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