



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# 13 Peachley Gardens, Lower Broadheath, Worcester. WR2 6QS

Guide Price £260,000

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A well proportioned two double bedroom semi detached Bungalow with a generous private, mature corner plot, enjoying a southerly side/rear aspect, situated in a quiet cul-de-sac location within this popular sought after village of Lower Broadheath.

Accommodation briefly comprises: Hallway, Lounge, Kitchen, Utility, two double Bedrooms and a Bathroom.

Outside: The property benefits from a lawned foregarden with driveway providing off road parking for 2/3 cars, single Garage/ Workshop and gated side/rear pedestrian access to rear garden. To the side and rear of the property is an enclosed mature garden, enjoying a southerly facing aspect with mature shrub beds and borders, Summer House, Greenhouse and ornamental fish pond.

AGENT'S NOTE: The property offers great scope for improvement/ extension, subject to relevant permissions/approvals being gained.



#### LOCATION:

The location provides easy access to local schooling, Village shop, Public Houses and the City of Worcester.

**Lounge / Dining Room** - 4.27m x 4.08m max (14'0" x 13'4")

**Kitchen** - 3.02m x 2.69m (9'10" x 8'9")

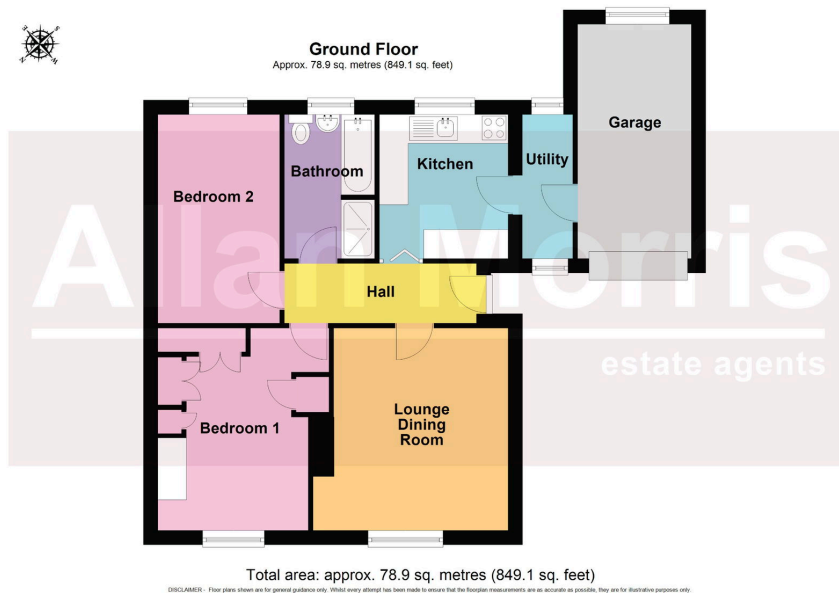
**Bedroom 1** - 4.24m x 3.58m (13'10" x 11'8")

**Bedroom 2** - 4.37m x 2.55m (14'4" x 8'4")

**Bathroom** - 3.02m x 1.89m (9'10" x 6'2")

**Garage** - 4.91m x 2.38m (16'1" x 7'9")





- A well proportioned semi detached Bungalow
- Quiet cul-de-sac location
- Private southerly rear aspect
- Central heating & double glazing
- Viewing recommended
- 2 double Bedrooms
- Generous mature corner plot
- No Onward Chain
- Off road parking & Garage
- Council Tax Band C

