



**Allan Morris**  
estate agents

**Peachley Rise, Peachley Lane,  
Lower Broadheath, Worcester**



Plot 4, Peachley Rise, Peachley Lane, Lower Broadheath, Worcester. WR2 6QR

Custom build 3 / 4 bedroom new home

High level specification to include superb Kitchen by Elgar Kitchens

Exclusive small development

Wonderful far reaching views

10 year structural warranty & 2 year defects warranty

Many Eco features to include air source heat pump and zonal underfloor heating

A superb and rare opportunity to acquire a stunning high level specification three/four bedroom detached family home on a contract build basis, affording the opportunity to have direct input into the overall finish of your stunning new home.

Accommodation comprising: Welcoming Hallway, downstairs Cloakroom, Snug/downstairs Bedroom, stunning open plan Kitchen/Dining and Living Room, Utility Room. On the first floor: Master Bedroom with En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, third Bedroom and Family Bathroom as well as spacious Landing area.

Outside: To the front is a private driveway and access into an integral single Garage. To the rear is a wonderful private garden.

AGENTS NOTES: Photos are all computer generated and illustrative only.

Full specification/option brochure is available on request.

LOCATION: The property forms part of a stunning small development, situated along a quiet lane with open countryside to the rear. Home to Elgar's birthplace, the village of Lower Broadheath boasts a number of attractive amenities to include 2 Public Houses, community shop/Post Office as well as popular primary School. The village falls within the highly popular Chantry secondary School catchment and is also ideally placed for easy access to Worcester and motorway links.







## Directions

From Worcester City centre proceed out along the A443 Hylton Road. Continue into Henwick Road and turn left onto the B4204, signposted for Martley. Proceed along this road for approximately one mile and into the village of Lower Broadheath. Turn right into Church Lane, then left into Peachley Lane where the development can be located on the right hand side.

What3Words : recital.entitles.blasted

**WAM 7752**

## Useful Information

Tenure: Freehold

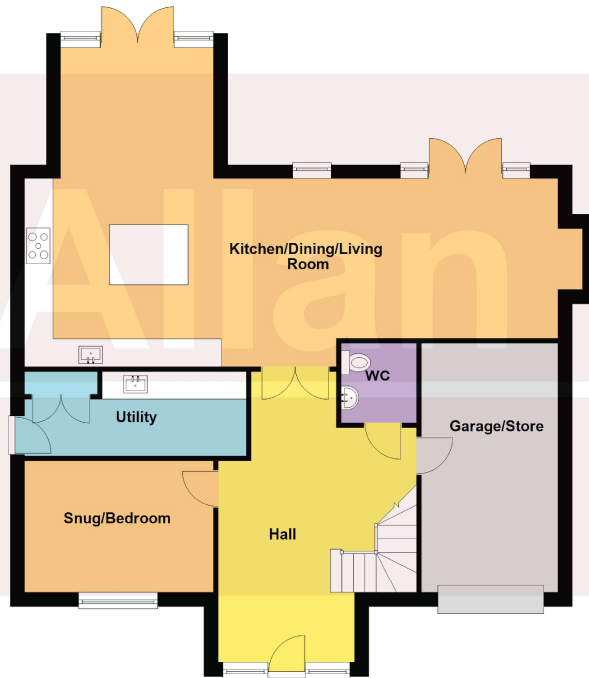
EPC Rating:

Council Tax Band

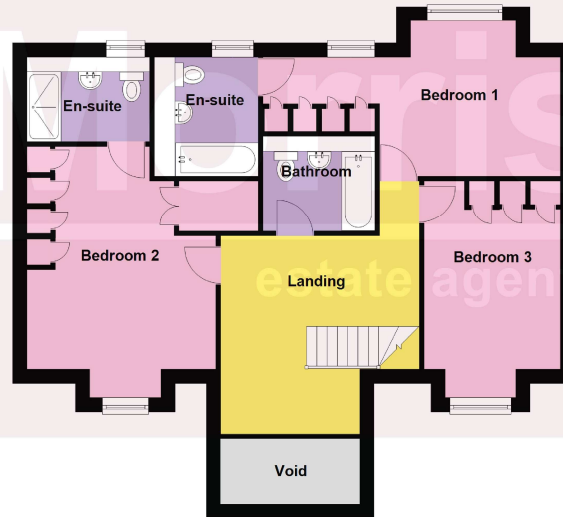
**PRICE: £795,000**



**Ground Floor**  
Approx. 113.1 sq. metres (1217.7 sq. feet)



**First Floor**  
Approx. 82.4 sq. metres (886.8 sq. feet)



Total area: approx. 195.5 sq. metres (2104.5 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.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Floorplan & Measurements

**Open plan Kitchen/Dining/Living Room** - 11.28m x 6.88m (37'0" x 22'7") max

**Utility Room** - 4.7m x 1.78m (15'5" x 5'10")

**Snug/Downstairs Bedroom** - 3.99m x 2.79m (13'1" x 9'2")

**En-Suite** - 2.49m x 2.18m (8'2" x 7'2")

**Bedroom 1** - 6.3m x 3.28m (20'8" max x 10'9" max)

**Bedroom 2** - 4.7m x 3.99m (15'5" x 13'1")

**En-Suite 2** - 4.7m x 3.99m (15'5" max x 13'1" max)

**Bedroom 3** - 3.99m x 2.69m (13'1" x 8'10")

**Bathroom** - 2.49m x 1.98m (8'2" x 6'6")

**Garage** - 5.28m x 2.9m (17'4" x 9'6")

Address:  
32 Sidbury, Worcester, WR1 2HZ