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# Allan Morris

estate agents



NEW

Details Approved

Signed .....  
Print .....  
Date .....

## Broad Green, Worcester

A superb detached cottage situated in the popular village of Broad Green. The accommodation comprises of :- entrance hall, study, utility room, wc, lounge, dining room, conservatory and kitchen with integral oven, hob and integral fridge freezer. To the first floor there is a master bedroom with en-suite shower room and a separate dressing room, 2 further bedrooms and a family bathroom. Outside there is a five bar gate giving access to the



£1,700 PCM

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West View, Broad Green, Worcester, WR6 5NW

*All measurements are approximate. Accommodation in more detail comprises:*

Study 10'9" by 8'10"

Lounge 15'1" by 10'9"

Dining room 11'9" by 10'9"

Conservatory 11'9" by 7'6"

Kitchen 12'9" max by 9'6"

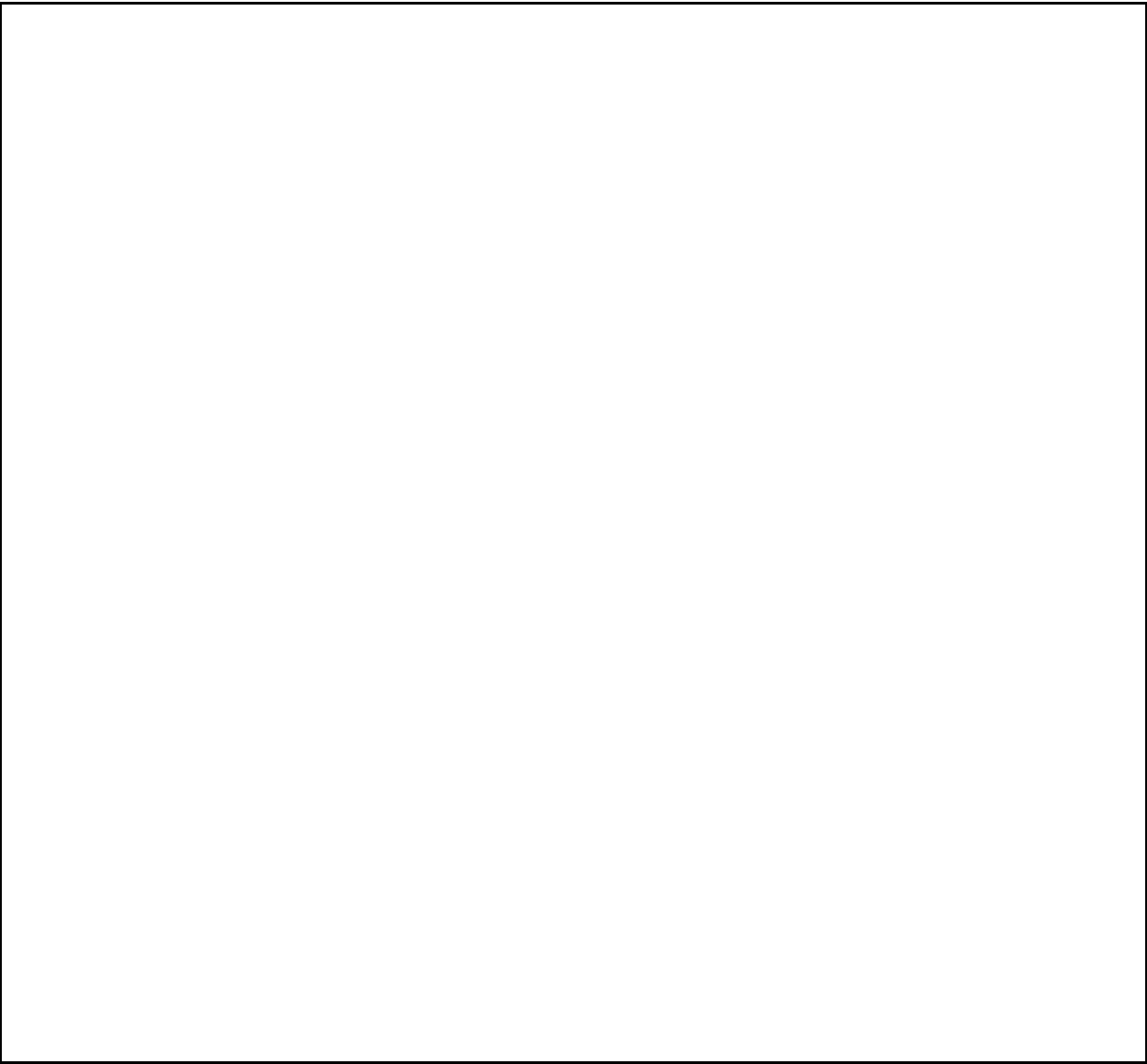
Bedroom 1 13'1" by 10'9"

Dressing room 11'9" by 6'6"

Ensuite 6'2" by 4'7"

Bedroom 2 10'9" by 8'10"

Bedroom 3 9'6" by 9'6"



**GENERAL INFORMATION**

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 the 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 particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND 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.

**ROUTE TO THE PROPERTY:**