5 Brockamin

Leigh, WR6 5LA

Andrew Grant

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3 Bedrooms **1 Bathroom** **2 Reception Rooms**

A three bedroom terraced home with two reception rooms, an extended ground floor, lift access, extensive rear parking and countryside views.

- A well proportioned three bedroom terraced home offering accommodation across two floors, with an extension and lift installed in 2015.
- The kitchen is accompanied by a separate utility, while the living and dining rooms provide distinct settings for relaxation and shared mealtimes.
- Three bedrooms occupy the first floor, with the lift connecting the living room directly to the generously proportioned primary bedroom.
- An L shaped rear garden incorporates paved seating areas, lawn, established planting and raised beds before continuing towards the parking area.
- A substantial gravelled area at the end of the garden provides off road parking for multiple vehicles against a countryside backdrop.
- Situated in Leigh, the home enjoys a village setting surrounded by open countryside while remaining connected to amenities in the wider area.

978 sq ft (90.9 sq m)

The kitchen

Providing a practical setting for preparing everyday meals, the kitchen is arranged with cabinetry and work surfaces around three sides. A fitted hob, extractor and oven are incorporated alongside the sink, with space available for additional appliances. An adjoining utility and cloakroom extends the working and storage space, provides access to the rear garden and connects the kitchen with the dining room.

The living room

Forming the principal reception room, this generously proportioned space provides ample room for relaxation. A fireplace creates a traditional focal point, while the staircase rises openly from one side of the room. The lift, installed in 2015, connects directly with the second bedroom above and adds a valuable element of accessibility to the accommodation.

The dining room

Dedicated to shared meals and gatherings, the dining room forms part of the extended ground floor accommodation. A wide rear window looks across the garden and gives definition to the room. Its separation from the kitchen creates a distinct second reception space, while the adjoining utility and cloakroom establishes a practical connection.

The primary bedroom

Providing generous double accommodation, the primary bedroom forms a comfortable private retreat at the rear of the first floor. A built-in cupboard offers useful storage, leaving ample space for a bed and further bedroom furniture. Its proportions support a practical arrangement suited to everyday use.

The second bedroom

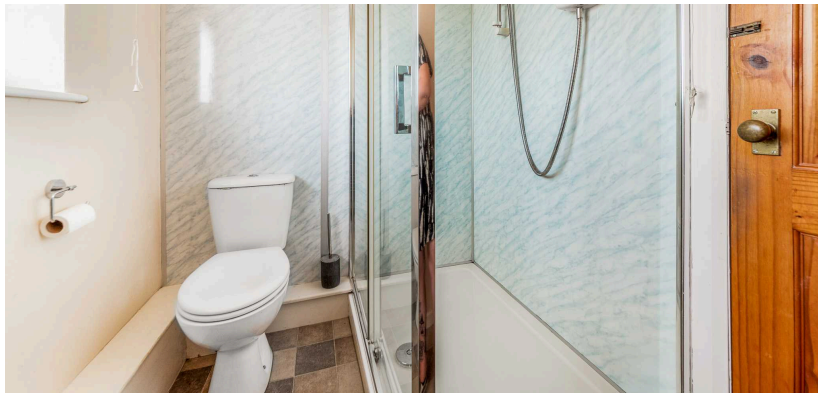
The second double bedroom is situated at the front of the first floor. The lift provides direct access from the living room below, adding a valuable element of accessibility. There is ample space for a bed and additional bedroom furniture while retaining comfortable movement around the room.

The third bedroom

Completing the first floor accommodation, the third bedroom is suited to use as a single bedroom, nursery or dedicated home office. A built-in cupboard provides useful storage, while the room offers space for the essentials required for its intended role. Its versatility allows the home to adapt to changing family or working requirements.

The shower room

Serving all three bedrooms, the shower room brings the principal facilities together in a clearly arranged space. The suite comprises an enclosed shower, WC and wash basin. A windows is positioned along the rear wall, while the straightforward arrangement supports convenient use as part of the daily routine.



The garden

Extending behind the home in an L shaped arrangement, the garden provides several distinct outdoor areas. Paved terraces offer space for outdoor seating, while a central lawn is accompanied by established planting and raised beds. The garden continues towards the rear parking area and enjoys views across the surrounding countryside.

The driveway and parking

Providing a substantial area for off road parking, the gravelled space lies at the far end of the rear garden and can accommodate multiple vehicles. Access is provided via a neighbouring driveway, over which the owner and occupier of the property has a right of way. Open boundaries at the rear provide views across the surrounding countryside, while the arrangement keeps parked vehicles separate from the principal garden.

Location

Leigh is a rural Worcestershire village surrounded by open countryside and farmland. The setting offers a quieter pace of life while retaining access to everyday amenities in the wider area. Local lanes connect the village with neighbouring communities and larger centres, where a broader selection of shops, services and leisure facilities can be found. The surrounding countryside provides opportunities for walking and outdoor recreation. Road connections support travel throughout Worcestershire and towards nearby towns, making the location suitable for those seeking a village environment without complete isolation.

Services

The property benefits from mains electricity and water. Central heating is oil fired. Drainage is via a shared septic tank serving three properties in total.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

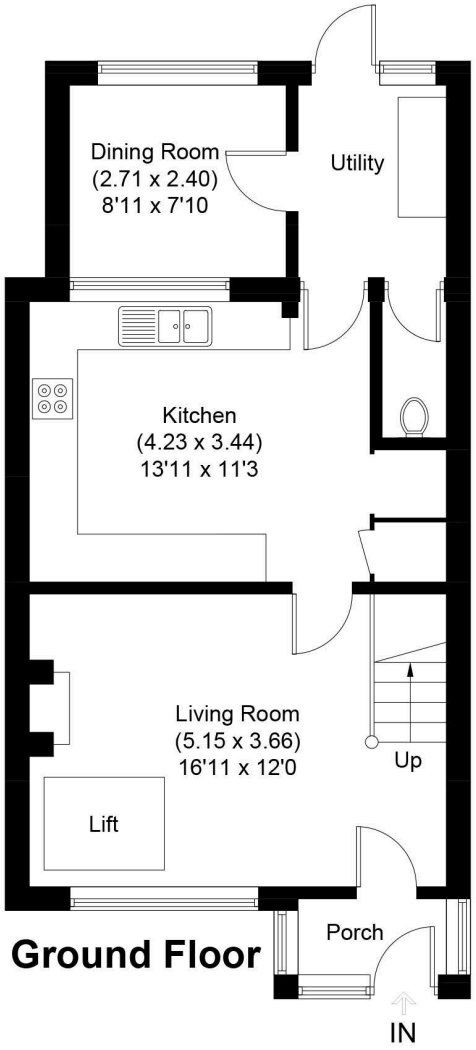
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

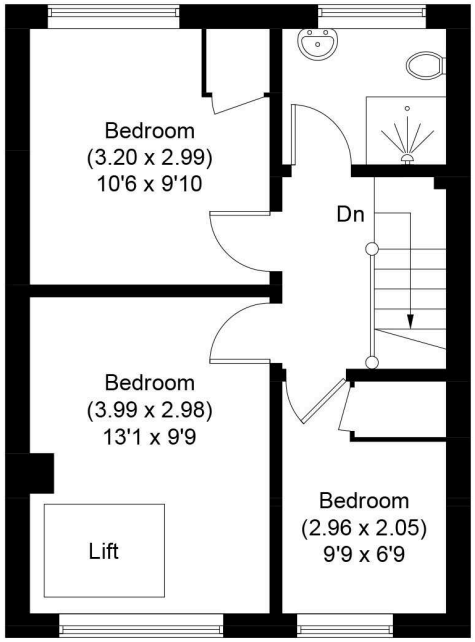
Council Tax

The Council Tax for this property is Band C.

Brockamin

Approximate Gross Internal Area
Ground Floor = 52.9 sq m / 569 sq ft
First Floor = 38.0 sq m / 409 sq ft
Total = 90.9 sq m / 978 sq ft





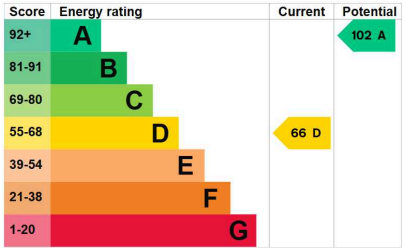


Illustration for identification purposes only, measurements are approximate, not to scale.

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Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com