



**Allan Morris**  
estate agents

**Broadheath Common, Lower  
Broadheath, Worcester.**

**Harwood, Broadheath Common, Lower Broadheath, Worcester. WR2 6RL**

Spacious immaculately presented & versatile family home

3 Reception Rooms & Refitted Kitchen Dining Room

4 Double Bedrooms & balcony with elevated views across the common

Refitted Bathroom & Shower Room

Mature private garden enjoying a southerly aspect

Quiet end of cul-de-sac location

Viewing highly recommended

A detached four double bedroom family home, offering immaculately presented, spacious and versatile accommodation, with a generous mature garden of approximately 1/4 of an acre enjoying a private southerly aspect, with a large gravelled frontage providing ample off road parking, leading to a double garage with an EV charging point. Situated at the head of a quiet cul-de-sac, in an enviable location fronting onto Broadheath Common.

Accommodation briefly comprises: Reception Hall, Lounge, Snug/potential fifth Bedroom, Study, Kitchen Dining Room, Utility Room, Cloaks/Shower Room, Cloaks Cupboard, four double Bedrooms (Main Bedroom having a Dressing Area and En-Suite Shower Room) and a Family Bathroom.

Outside: The property stands on a generous mature plot of approximately a 1/4 of an acre. To the front of the property is a gravelled frontage providing off road parking for up to 6 cars, accessing a Double Garage with EV charging point, cold water tap, a lawned garden area and a gated pedestrian side/rear access.

To the rear of the property is a generous mature garden, predominately laid to lawn with shrub borders, a large paved patio area, all enjoying a private southerly aspect. Outside courtesy lights. Outside cold water tap. The side of the property is a gravelled hardstanding with a wooden garden shed, wood store and useful storage space.





## LOCATION:

'Harwood' is situated in an enviable location fronting onto Broadheath Common and provides easy access to the village amenities - two public houses, village shop, Bus Stop(s), a Primary School and village Community Hall.

In addition, the property falls within the catchment area for The Chantry High School at Martley. The location also provides easy access to the City of Worcester, national road and rail links.

**DIRECTIONS:**

What3words: [furnish.deceny.slopes](https://www.what3words.com/furnish.deceny.slopes)





## USEFUL INFORMATION:

EPC Rating: C

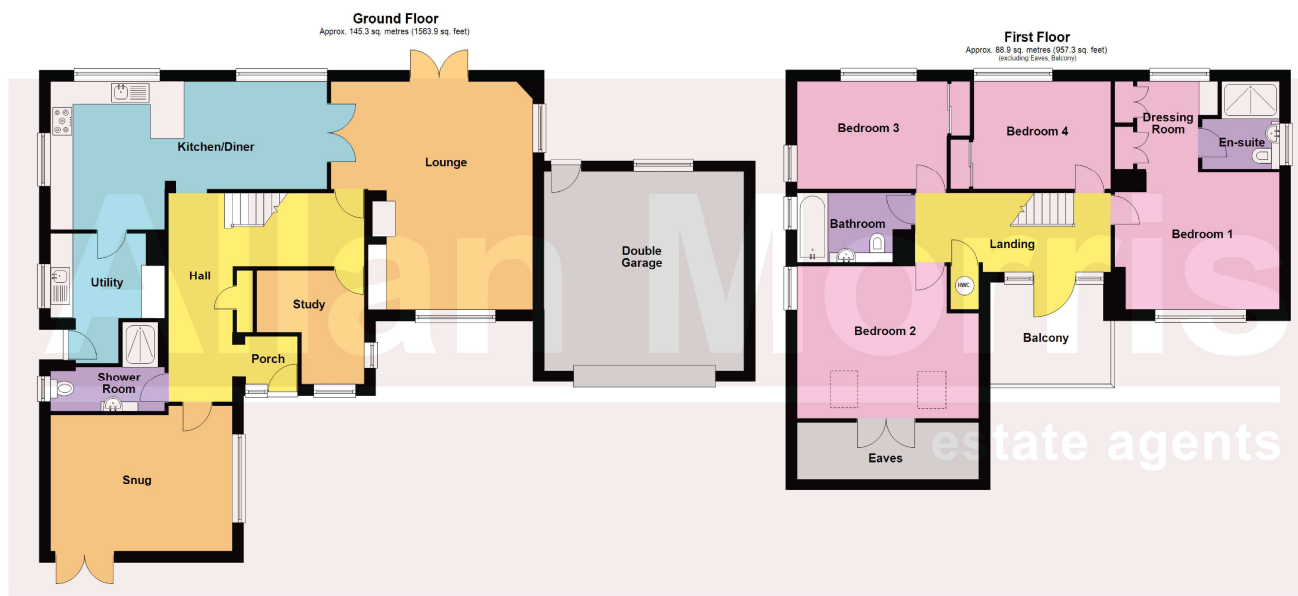
Tenure: Freehold

Council Tax Band: G

PRICE: £ 850,000



WAM 7957



Total area: approx. 234.2 sq. metres (2521.3 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.

## 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 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:

**Lounge:** - 6.1m x 5.38m (20'0" x 17'8")

**Kitchen / Dining Room:** - 7.39m x 3.94m (24'3" x 12'11")

**Snug / Bedroom:** - 4.85m x 3.61m (15'11" x 11'10")

**Study:** - 3.07m x 2.87m (10'1" x 9'5" maximum)

**Utility Room:** - 3.45m x 3.05m (11'4" x 10'0")

**Bedroom 1:** - 4.39m x 3.66m (14'5" x 12'0")

**Dressing Room:** - 2.74m x 2.34m (9'0" x 7'8")

**En-Suite Shower Room:** - 2.34m x 2.06m (7'8" x 6'9" max)

**Bedroom 2:** - 4.85m x 4.09m (15'11" maximum x 13'5")

**Bedroom 3:** - 4.62m x 2.87m (15'2" maximum x 9'5")

**Bedroom 4:** - 4.29m x 2.87m (14'1" x 9'5")

**Bathroom:** - 3.05m x 1.85m (10'0" maximum x 6'1")

**Balcony:** - 3.43m x 2.92m (11'3" x 9'7")

**Double Garage:** - 5.33m x 5.31m (17'6" maximum x 17'5")

## Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ

Tel: 01905 612266

worcester@allanmorris-Worcester.co.uk

www.allan-morris.co.uk