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estate agents

 **MAYFAIR**
OFFICE GROUP

Mount Brookbank, Broadwas, Worcestershire. WR6 5NE
Offers In Region Of £625,000

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A wonderful opportunity to acquire a detached family home, with huge POTENTIAL within this popular village, offering excellent local schooling and marketed with NO ONWARD CHAIN.

Accommodation: Large Entrance Hall with Parquet flooring, Sitting Room with wood burner, access to garden and views towards the Malvern Hills, Study/Potential Downstairs Bedroom 4, open-plan Kitchen/Dining Room with integral appliances, central breakfast bar area, granite work surfaces and opening into Snug with Parquet flooring, large picture window with views, Utility and door to garden with internal door to double Garage. First floor: Landing with stunning views, Bedroom 1 with views over garden, driveway and beyond, built-in bedroom furniture and storage, Bedroom 2, built-in storage, wooden flooring and views, Bedroom 3 to rear elevation, wood flooring, built-in wardrobes and storage, Family Bathroom with bath and hand shower over and separate walk-in shower.

Outside: 'Mount Brookbank' is in on enviable elevated plot, affording views towards the Malvern Hills in the distance, with large driveway, leading to double Garaging and an established garden.

Sitting Room: - 6.1m x 4.2m (20'0" x 13'9")

Study / potential downstairs Bedroom 4: - 2.4m x 2m (7'10" x 6'6")

Kitchen / Dining Room: - 6.1m x 5.2m (20'0" x 17'0")

Snug: - 3.5m x 3.2m (11'5" x 10'5")

Utility Room: - 3.8m x 3m (12'5" x 9'10")

Bedroom 1: - 5.1m x 3m (16'8" x 9'10")

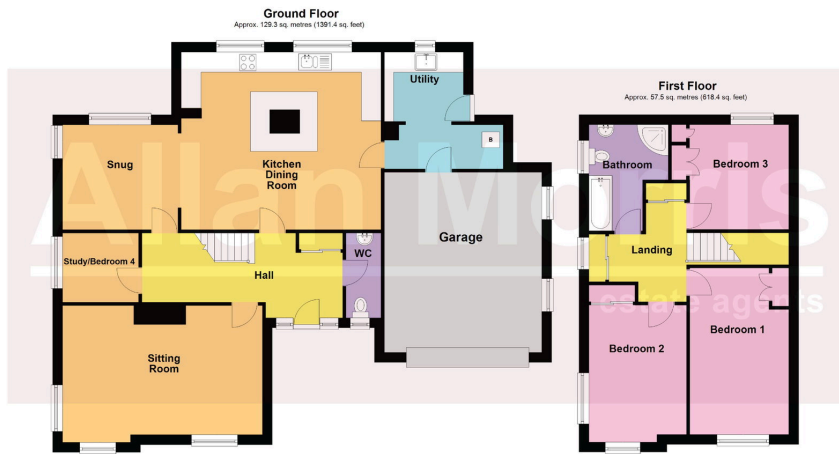
Bedroom 2: - 4.2m x 3m (13'9" x 9'10")

Bedroom 3: - 3.2m x 2.9m (10'5" x 9'6")

Family Bathroom: - 3.2m x 2.4m (10'5" x 7'10")

Double Garage: - 5.5m x 4.8m (18'0" x 15'8")





Total area: approx. 186.7 sq. metres (2009.8 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.

- NO ONWARD CHAIN
- Individually built large family home
- 3/4 Bedrooms
- Large Sitting Room to front with panoramic views
- Superb open-plan Kitchen/ Breakfast Room
- Study/potential Bedroom 4
- 3 Further double Bedrooms & Family Bathroom
- Ample parking & double Garaging
- Offering further potential & far reaching stunning views
- Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	