



## 4 Highcroft Close, Worcester, WR6 5PB Offers Over £500,000



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED, CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Jolly Worcestershire welcome to the market 4 Highcroft Close. Nestled in the charming village of Broadwas, Worcester, this exceptionally well presented three double bedroom detached home offers a delightful blend of comfort and versatility across two floors. As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the property.

The ground floor features two generously sized double bedrooms, providing ample space for relaxation and a wonderful shower room fitted with a double width walk in shower cubicle, basin and WC. The living room is particularly inviting, enjoying a lovely outlook over the rear garden, making it an ideal spot for unwinding or entertaining guests. The kitchen diner is fitted with a range of quality integrated appliances, perfect for those who enjoy cooking and dining in style.

Ascending to the first floor, you will find the main bedroom, which enjoys picturesque countryside views and includes useful eaves storage. The main bathroom is thoughtfully designed, featuring both a bath and a separate double-width shower cubicle, catering to all your bathing needs.

The landscaped rear garden is a true highlight of this property, well-stocked and lovingly maintained by the current owner, providing a serene outdoor space for relaxation and enjoyment. Additionally, the property benefits from ample parking, a garage, double glazing, and an air source heat pump with underfloor heating on the ground floor, ensuring comfort throughout the seasons.

This home is not just a property; it is a lifestyle choice, offering a peaceful retreat with the convenience of modern amenities. With its stunning countryside views and well-appointed spaces, this residence is sure to appeal to families and individuals alike.

EPC: B Council Tax Band: E Tenure: Freehold

- An Exceptionally Well Presented Detached Home
- Detached Garage And Parking
- Countryside Outlook To The Rear
- Popular and Desirable Village Location
- Three Double Bedrooms
- Versatile Living Accommodation With Two Double Bedrooms To The Ground Floor
- Spacious Living Room
- Landscaped Rear Garden
- Kitchen Diner
- EPC : B

### Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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