
Allan Morris
estate agents
Wildflower Close, Lower Broadheath, Worcester.

Greenside, 4 Wildflower Close, Lower Broadheath, Worcester. WR2 6RX

Features:

* Detached family home
* 4 Bedrooms & 3 Bathrooms
* Driveway & double Garage
* Enclosed rear garden
* Pleasant outlook
* Highly popular village location

A spacious modern four bedroom detached family home, situated in the popular village of Lower Broadheath and with pleasant outlook over village green to the front.

Accommodation briefly comprises: Entrance Hall, spacious Sitting Room, open-plan Kitchen/Diner, Utility Room, Study and downstairs Cloakroom. On the first floor: Master Bedroom with En-Suite Shower Room, Guest Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: The property benefits from fully enclosed rear garden, comprising of decked seating area and lawned garden enclosed by fencing and walling and with access into double Garage, with the further benefit of private driveway.

LOCATION:

The property is located in the village of Lower Broadheath, within easy reach of Worcester. You will appreciate the excellent village amenities, including a Community Shop, Church, 2 Public Houses, Community Hall, a highly-regarded Primary School and within the catchment area for The Chantry High School at Martley.













Directions:

From Worcester City centre proceed out on the Martley Road, turning left after a short while, signposted Martley (B4204). Proceed into the village of Lower Broadheath and turn left into Bell Lane. Take the 1st right into Willowfield Drive, then right into Wildflower Close, where 'Greenside' can be found on the right hand side, as indicated by our For Sale board.

WAM 8154

Useful Information:

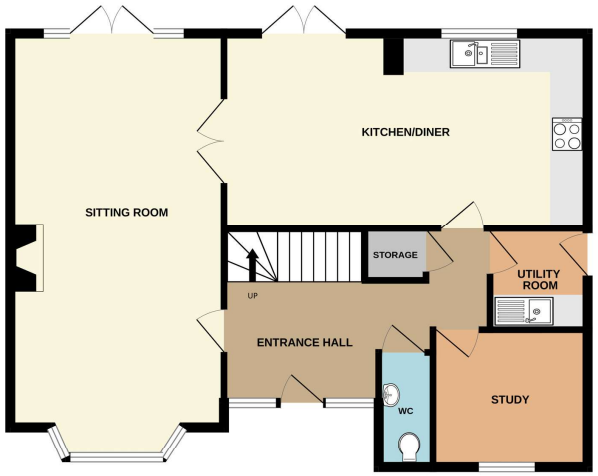
Tenure: Freehold

EPC Rating: A

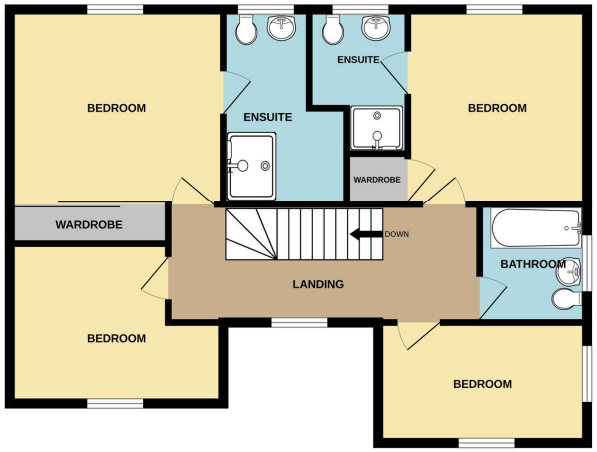
Council Tax Band: F

PRICE: £ 575,000

GROUND FLOOR
807 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

Sitting Room: - 7.06m x 3.84m (23'2" x 12'7")

Kitchen/Diner: - 6.58m x 3.51m (21'7" x 11'6")

Utility Room: - 1.8m x 1.75m (5'11" x 5'9")

Study: - 2.74m x 2.44m (9'0" x 8'0")

Bedroom: - 3.86m x 3.56m (12'8" x 11'8")

En-Suite Shower Room: - 3.51m x 2.21m (11'6" x 7'3")

Bedroom: - 3.51m x 3.23m (11'6" x 10'7")

En-Suite Shower Room: - 2.59m x 1.78m (8'6" x 5'10")

Bedroom: - 3.81m x 2.84m (12'6" x 9'4")

Bedroom: - 3.73m x 2.18m (12'3" x 7'2")

Bathroom: - 2.11m x 1.93m (6'11" x 6'4")

Address:
32 Sidbury, Worcester, WR1 2HZ