



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Braemar, Broad Green, Broadwas, Worcestershire. WR6 5NW

£595,000

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A wonderful opportunity to acquire a detached four bedroom family home, offering huge scope for further development and enjoying an enviable rural location, with unspoilt far reaching country views, situated in the hamlet of Broad Green.

Accommodation briefly comprises: Porch, Entrance Hall, downstairs Cloakroom, Living Room, Dining Room, Kitchen, Utility Room and Garden Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom.

Outside: Generous driveway, with access to Garage (16'8" x 12'0" - 5.08m x 3.66m). The property benefits from gardens to all sides.

LOCATION: The property is located in the small hamlet of Broad Green, on the edge of the larger village of Broadwas. Within Broadwas is the benefit of Public House, Village Hall, Church and Primary School. The location also falls into the ever popular Chanty Secondary High School Catchment.

Dining Room: - 3.2m x 2.64m (10'6" x 8'8")

Living Room: - 6.6m x 3.58m (21'8" x 11'9")

Kitchen: - 3.68m x 2.64m (12'1" x 8'8")

Utility Room: - 2.67m x 2.24m (8'9" x 7'4")

Garden Room: - 2.79m x 1.6m (9'2" x 5'3")

Bedroom 1: - 3.78m x 3.56m (12'5" x 11'8")

En-Suite Shower Room: - 2.67m x 1.83m (8'9" x 6'0")

Bedroom 2: - 3.66m x 3.58m (12'0" x 11'9")

Bedroom 3: - 4.44m x 2.9m (14'7" x 9'6")

Bedroom 4: - 3.86m x 2.01m (12'8" x 6'7")

Bathroom: - 3.05m x 2.03m maximum (10'0" x 6'8" maximum)





Total area: approx. 168.7 sq. metres (1816.1 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.

- Individual detached family home
- 2 Bathrooms
- Private gardens
- Huge potential for improvement and extension (subject to Planning)
- Chantry School Catchment
- 4 Bedrooms
- Generous driveway and extra wide Garage
- Glorious outlook to front and rear
- Fabulous rural location
- NO ONWARD CHAIN

