



7 Willow Field Drive, Lower
Broadheath, Worcester WR2
6RT

A double fronted, generously proportioned detached village home set in a no through road, walking distance of the local pub & shop. Within catchment of the Chantry school.

This four double bedroom property of over 1500 square foot comprises: reception hallway where the stairs rise to the first floor landing. The doors leads into the kitchen, living room, study/sitting room & downstairs W.C. There is a useful built in storage bench in the hallway recess.

The kitchen leads through to the dining room, which in turn has French doors out to the rear gardens. The kitchen has an extensive range of base & wall units, sink & drainer, oven, hob & extractor & integrated white goods - dishwasher & fridge & freezer.

The living room has an electric feature fireplace & doors out to the garden.

To the first floor, the landing leads on to all four double bedrooms, the family bathroom, airing cupboard & attic access. From the principal bedroom, is a range of fitted wardrobes & the en-suite shower room. There are also fitted wardrobes in bedroom two. The family bathroom has a bath with a shower over, W.C & pedestal wash basin.

Externally there is a driveway for side by side parking & a double garage with power, lighting & an up & over door. Rear gardens are fenced & enclosed with a patio area, raised planters, side, gated access & being mainly laid to lawn.

Lower Broadheath is the birthplace of composer Edward Elgar. The village has a useful community shop & a great pub - The Bell, which serves food, has accommodation as well as EV charging points. Worcester is around a 13 minute drive away & has a further range of amenities to include; pubs, bars, restaurants & cafes, shops, supermarkets, retail parks, leisure facilities & its renowned cathedral. There are two train stations offering direct access into London & the M5 J7 offers links to wider areas.

Council Tax Band F - Malvern Hills





Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



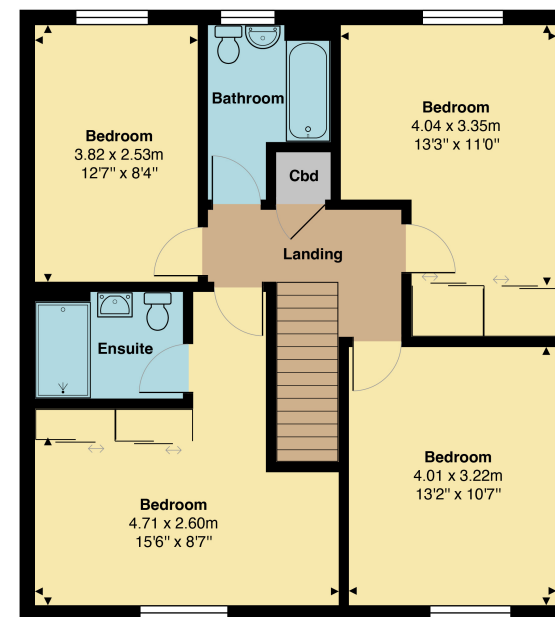
General Information

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 the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



Ground Floor

All measurements are approximate and for display purposes only



First Floor

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