



16a Jacomb Close, Lower  
Broadheath, Worcester WR2 6SQ

A detached village home, set within a no through road, in the village of Lower Broadheath. Offered for sale with no onward chain & within Chantry catchment.

This four bedroom home has undergone recent upgrading & comprises: porch into the entrance hallway, with the stairs rising to the first floor landing & access into the re-fitted kitchen, toilet/W.C, courtesy door into the garage & the lounge/diner.

The kitchen has a range of base & wall units, sink & drainer, free standing oven, hob with extractor hood over and there is also a side door.

The lounge/diner has a feature fireplace & doors out to the rear garden.

To the first floor, the landing leads in to all four bedrooms & the family bathroom, which has a classic white suite, with a shower over the bath, a W.C & pedestal wash basin.

Externally, there is a driveway for several vehicles & a garage with an up & over door. To the rear are low maintenance gardens, with a patio area & the rest is mainly laid to lawn.

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

FREEHOLD

Council Tax Band C - Malvern Hills





#### Agents Note

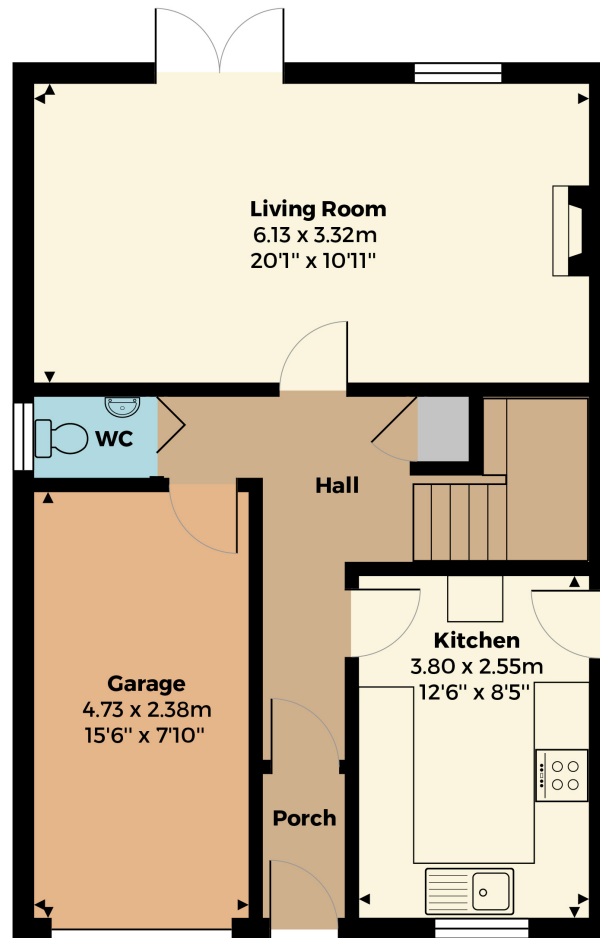
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



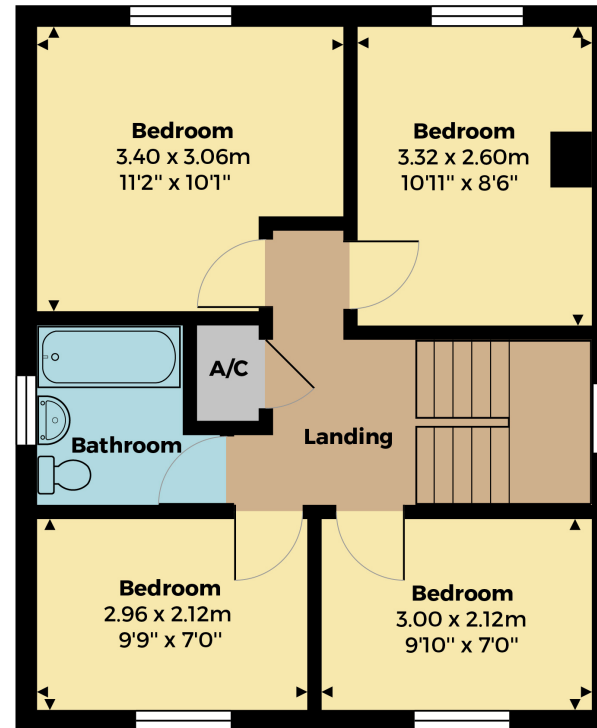
#### General Information

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.

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**

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