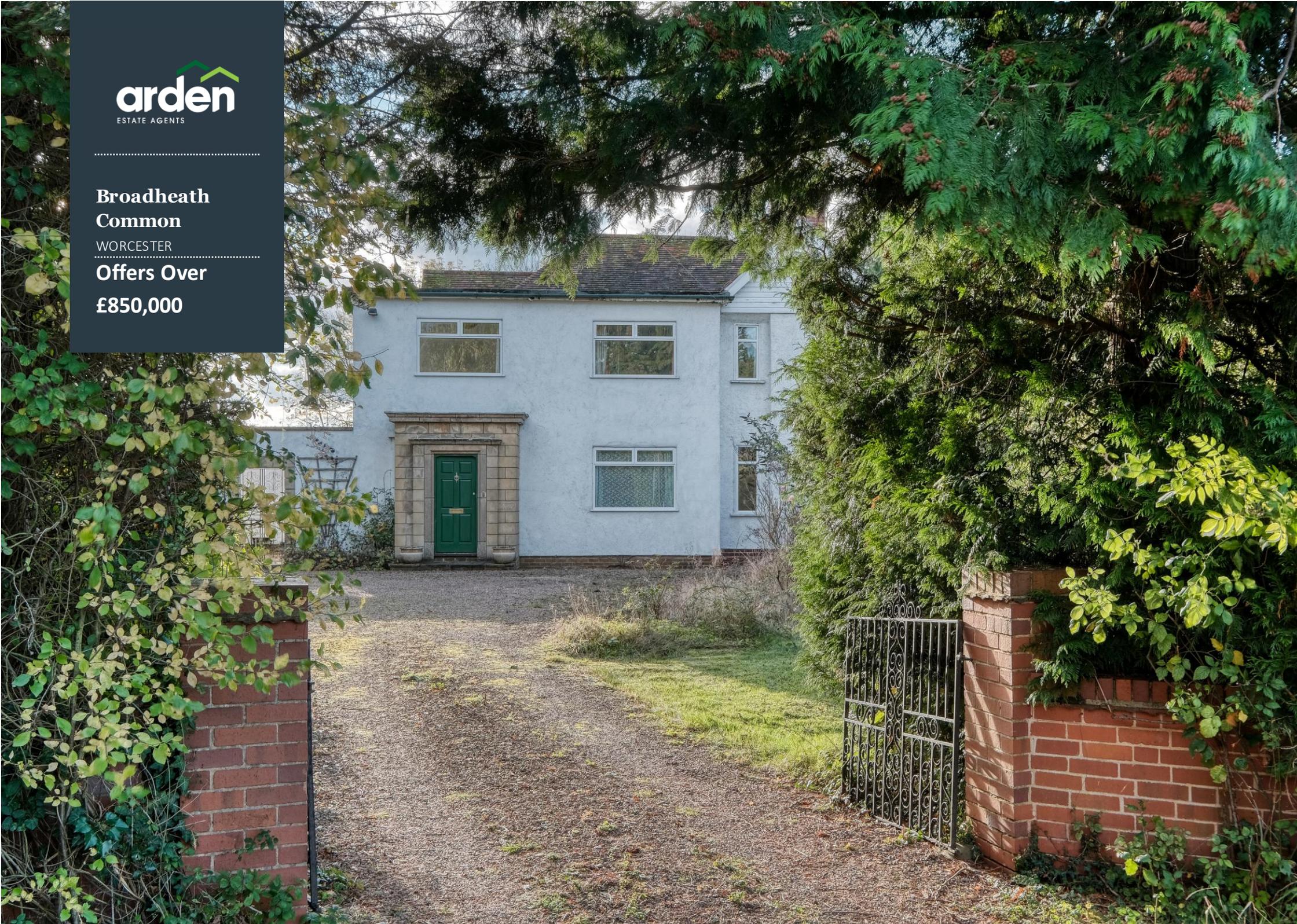




**Broadheath
Common**

WORCESTER

**Offers Over
£850,000**



5 Bedroom Detached House

Features.

- DETACHED FAMILY HOME IN LOWER BROADHEATH
- POTENTIAL TO IMPROVE
- 5 BEDROOMS & 3 BATHROOMS
- LARGE GARDENS & Paddock
- GARAGE & EXTENSIVE PARKING
- OFFERED WITH NO ONWARD CHAIN
- OVERIDGE – PLEASE SEE AGENT NOTES

Description.

Summary: Fairfield House is a generous family home sitting on a fantastic sized plot, including a paddock ideal for equestrian use. Nestled in the desirable village of Lower Broadheath, this five bedroom detached home has the potential to be the perfect family home. Spacious and liveable accommodation with multiple reception rooms all looking out on to the garden to the rear and overlooking Broadheath Common to the front. Viewing recommended to really appreciate what this home has to offer and the grounds it sits on.

Description: A grand stone entrance houses the front door, which leads into a generous hallway with understairs storage cupboard, study and downstairs WC. Door into lounge with bay window and fireplace, separate dining room with doors out to garden. Also off the hallway is the kitchen with breakfast seating area and access to the large utility room, both with doors out to the garden. The living space continues into a garden room with sliding doors out to the garden and also providing access to the garage. Upstairs there are five bedrooms, two with en-suites and family bathroom.

Room Dimensions.

Outside: The property sits within a large plot, including extensive well stocked gardens, pond and paddock ideal for equestrian use. In all approximately 3.25 acres. A sweeping gravel driveway leads to the front of the house providing ample parking and garaging.

Location: Fairfield House is located in the sought-after village of Lower Broadheath, with easy access to two pubs, a community Post Office with shop and Elgar's birthplace just around the corner. In catchment area for the ever popular Chantry High School and private schools. Easy access into Worcester City Centre with its numerous bars, restaurants and high street shopping.



Hall 13' 7" x 10' 8" (4.16m x 3.25m)

Hall 10' 5" x 11' 11" (3.19m x 3.63m)

Study: 9' 11" x 12' 1" (3.02m x 3.69m)

WC 7' 0" x 5' 8" (2.13m x 1.74m)

Lounge: 13' 11" x 17' 11" (4.24m x 5.46m)

Dining Room: 15' 10" x 15' 2" (4.84m x 4.64m)

Kitchen/Diner: 17' 11" x 11' 11" (5.48m x 3.63m)

Utility Room: 11' 10" x 12' 9" (3.62m x 3.89m)

Garden Room: 17' 2" x 11' 9" (5.23m x 3.58m)

Garage: 14' 2" x 21' 6" (4.32m x 6.56m)

Stairs To First Floor Landing

Landing 12' 11" x 17' 9" (3.94m x 5.41m)

Bedroom One: 15' 11" x 14' 11" (4.85m x 4.55m)

En Suite: 6' 3" x 8' 5" (1.91m x 2.58m)

Bedroom Two: 12' 1" x 18' 0" (3.68m x 5.49m)

En Suite: 6' 4" x 7' 8" (1.93m x 2.34m)

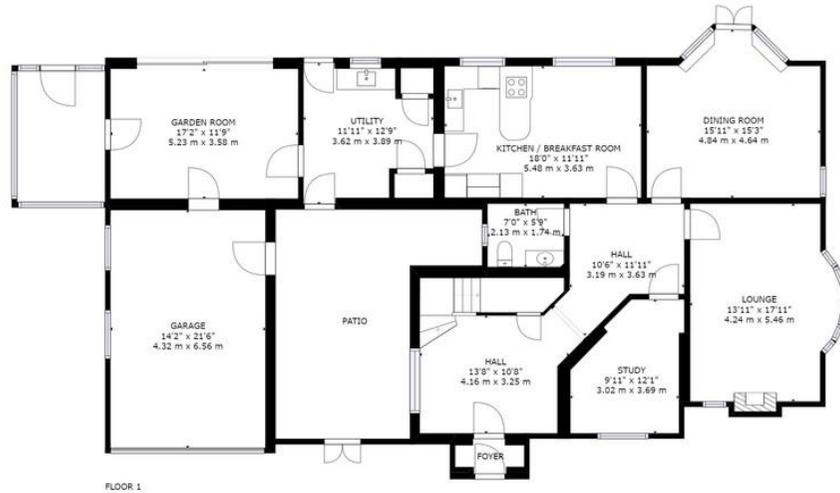
Bedroom Three: 10' 3" x 9' 10" (3.13m x 3m)

Bedroom Four: 12' 11" x 9' 7" (3.94m x 2.93m)

Bedroom Five: 11' 5" x 8' 4" (3.50m x 2.55m)

Bathroom: 7' 2" x 9' 3" (2.20m x 2.83m)





GROSS INTERNAL AREA
 FLOOR 1: 1531 sq. ft. 142 m², FLOOR 2: 1124 sq. ft. 104 m²
 EXCLUDED AREAS: . PATIO: 289 sq. ft. 27 m²
 PORCH: 96 sq. ft. 9 m², GARAGE: 305 sq. ft. 28 m²
 TOTAL: 2656 sq. ft. 247 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC: TBC

COUNCIL TAX BAND: G

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Worcester office on:

01905 958290

Alternatively, you can scan below to view all of the details of this property online.



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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