



Allan Morris
estate agents

ROSEDALE
Bell Lane Lower Broadheath Worcester

 **MAYFAIR**
OFFICE.CO.UK

ROSEDALE, BELL LANE LOWER BROADHEATH, WORCESTER. WR2 6RR

A fabulous character family home, situated in the village of Lower Broadheath with schooling, two public houses, village shop and Post office and the City of Worcester just 15 minutes drive away.

Accommodation briefly comprises: Reception Hall, downstairs Cloakroom, Sitting Room, Dining Room, Kitchen and Utility Room. On the first floor: Five Bedrooms and Family Bathroom.

Outside: Generous driveway, private gardens and detached double Garage.



RECEPTION HALL: 18'0" MAXIMUM X 11'0" MAXIMUM

With windows to side and rear aspect, double opening glazed doors, Study Area, wall light points, radiator, double opening glazed doors to Sitting Room and door to:

DOWNSTAIRS CLOAKROOM

Fitted with low level W.C. and wall mounted wash hand basin, ceiling light point.

SITTING ROOM: 25'1" MAXIMUM (INTO BAY) X 13'2" MAX 10'6" MIN

The centrepiece of which being a coal effect gas fire with brick surround and tiled hearth, windows to front and side aspect, ceiling and wall light points,

several radiators, useful under stairs cupboard and door to:

KITCHEN: 13'2" X 8'2"

Fitted with matching base and wall mounted units, incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap over, Range Master cooker, space and plumbing for dishwasher, ceiling light point, windows to rear aspect, radiator and door to:

UTILITY ROOM: 14'1" X 7'3"

Fitted with matching base and wall mounted units, sink with cupboard space under, space and plumbing for washing machine, Worcester oil fired central heating boiler, windows to rear and side aspect,

ceiling light point and part glazed wooden stable style door providing access out to the rear of the property.

DINING ROOM: 15'3" MAXIMUM (INTO BAY) 13'0" MINIMUM X 10'3"

A dual aspect room with windows to front and side aspect, the centrepiece of the room being a feature fireplace, ceiling and wall light points, two radiators and door through to:

HALL

With door providing access out to the front of the property, further door to Sitting Room and stairs rising to:

FIRST FLOOR LANDING

With ceiling light points and door to:

BEDROOM 1: 13'0" X 11'8" MAXIMUM (TO REAR OF WARDROBE)

With windows to front aspect, range of fitted wardrobes, wall light points.

BEDROOM 2: 12'11" X 10'3"

With window to front aspect, ceiling light point, radiator.

BEDROOM 3: 10'11" X 10'11"

A dual aspect room with windows to rear and side aspect, ceiling light point, radiator, hatch to loft space.

BEDROOM 4: 13'3" X 8'2"

With two windows to rear aspect, ceiling light point, two radiators.

BEDROOM 5: 9'11" MAXIMUM 7'5" MINIMUM X 9'8"

With window to side aspect, ceiling light point, hatch to loft space, airing cupboard housing the hot water tank.

FAMILY BATHROOM

Fitted with low level W.C., wash hand basin with cupboard space under, bath and separate fully tiled

shower cubicle, recessed ceiling light points, part tiled walls, radiator, obscure window to side aspect, extractor fan.

OUTSIDE

The property is initially accessed via five bar gate through to the driveway, which is of a particularly generous size, providing off road parking for several vehicles. From here access can be gained into:

DETACHED DOUBLE GARAGE: 18'5" X 17'7"

With two up and over doors and pedestrian door to the side, with window to side aspect, power and lighting, further power points and lighting to the outside of the Garage.

The garden stretches around all sides of the property. To the left hand side the garden is largely laid to lawn with Covered Porch Area and lighting. To the front is pathway and lawned garden. To the right hand side is further lawned garden area, pathway continues around here and giving access back around to the rear garden.

To the rear garden initially is patio area with further courtesy lighting and outside tap. The main part of the garden is laid to lawn, enclosed by hedging and

with vegetable patch, further patio area and GREENHOUSE.

ROUTE TO THE PROPERTY

From Worcester City centre proceed North West on the A443 Tenbury Road turning left, signposted Martley. Continue into the village of Lower Broadheath and turn left at the Bell Inn onto Bell Lane. Continue past the Dewdrop Inn on your, where Rosedale can be located after a short distance, as indicated by our For Sale board.

WAM 6639

Sidbury House, 32 Sidbury, Worcester WR1 2HZ Tel: 01905 612 266

www.allan-morris.co.uk worcester@allan-morris.co.uk

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. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. TENURE: We understand the property is offered for sale FREEHOLD. FIXTURES AND 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.

Offices throughout Worcestershire

