



**Allan Morris**  
estate agents

Bath Road, Broomhall,  
Worcester.

**Laurel Cottage, Bath Road, Broomhall,  
Worcester. WR5 3HS**

**Features**

- Immaculately Presented 3 Bedroom Detached Cottage
- Original Features to Include Beamwork
- Flexible Space
- Ample Off Road Parking
- Well Maintained Mature Garden

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An immaculately presented three bedroom detached Cottage.

Accommodation briefly comprises: Large Sitting Room with wood burner, beamwork and double opening doors to the side overlooking countryside, good size Dining Room with further double opening doors to the rear, Kitchen with granite work surfaces, integral fridge and washing machine and space for Range Master, downstairs Shower Room, Laundry Room and Cellar with power and light offering further useful storage and potential. To the first floor: Three good size Bedrooms with built-in wardrobes and a larger than average Family Bathroom with rolled top bath and separate shower.

Outside: 'Laurel Cottage' has ample off road parking via a gravelled driveway behind a white picket fence and laurel hedging to the front. The garden is very well maintained and mature with patio area to the front elevation and hardstanding for a shed.

**LOCATION:**

The property lies within easy reach of Kempsey and Worcester, with local amenities, schooling and major transport links close by.





#### Directions:

From Worcester City centre proceed out along the A38 Bath Road, in the direction of Tewkesbury. Continue straight on over the first island and straight on over the second island, signposted for Kempsey. Continue along, where Laurel Cottage can be found on the right hand side, as indicated by our For Sale board.

WAM 6767

#### Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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. **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.

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## Floorplan Measurements:

**SITTING ROOM:**  
24'2" x 12'11" maximum

**KITCHEN:**  
12'4" x 10'2"

**CELLAR:**  
10'10" x 10'8"

**DINING ROOM:**  
18'3" x 11'4"

**DOWNSTAIRS SHOWER ROOM:**  
6'3" x 6'2"

**LAUNDRY ROOM:**  
6'3" x 4'2"

**BEDROOM 1:**  
12'4" x 9'2" (to wardrobes)

**BEDROOM 2:**  
11'10" x 10'6" (to wardrobes)

**BEDROOM 3:**  
12'3" x 8'2" (to wardrobes)

**FAMILY BATHROOM:**  
11'7" x 7'0"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ