



**Allan Morris**  
estate agents

**Broadwas, Worcestershire**



**Bonneville, Broadwas, Worcestershire.  
WR6 5NE**

**Features**

- Detached Bungalow
- Open plan Kitchen and Living Room
- 3 double Bedrooms
- Solar ready heating system
- Flexible outbuilding ideal for Home Office or Games Room
- No Onward Chain

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A well-constructed, modern, easy to maintain property just 6 miles from Worcester City and 15 minutes to the M5 motorway.

Accommodation comprising: Entrance Hall, Westerley Facing Living Room, Contemporary Kitchen with Integrated Appliances, Master Bedroom with En-Suite Shower Room, two further Bedrooms and a Bathroom.

Outside: There is separate access to the terrace garden with office/therapy cabin, driveway and potential for further creative landscaping.

**LOCATION:**

The property is located in the small village of Broadwas benefiting from a Primary School within the catchment area of the popular The Chantry Secondary School, Public House and Church. Surrounded by rolling countryside and also offers easy access to Bromyard and Great Malvern.

Agents Note: We understand from the vendor that the heating system is set up to have solar panels added.







### Directions:

From Worcester City centre proceed out along the A44, passing through the village of Cotheridge and continuing along into the village of Broadwas-on-Teme, where Bonneville can be found on the right hand side, as indicated by our For Sale board.

WAM 6838

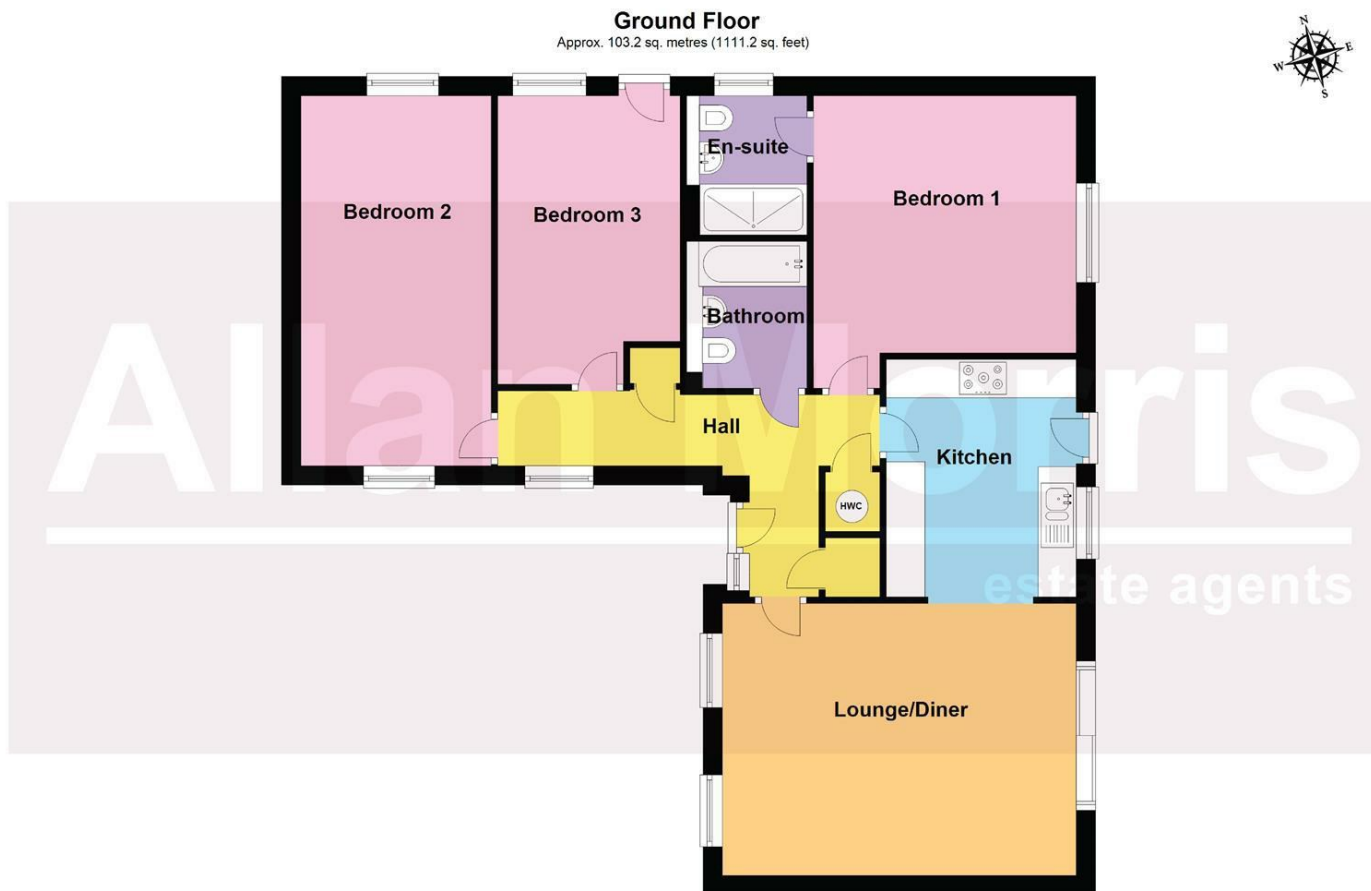


### Useful Information:

Tenure: Freehold

EPC rating: C

Council Tax Band: C



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## 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.

## Floorplan Measurements:

**LIVING ROOM:**  
18'2" x 13'10"

**KITCHEN:**  
12'1" x 9'11"

**BEDROOM 1:**  
13'7" x 13'1"

**BEDROOM 2:**  
18'10" x 9'6"

**BEDROOM 3:**  
14'8" maximum 12'6" minimum x 9'1"

## Contact us:

**Address:**  
32 Sidbury, Worcester, WR1 2HZ