



4 Highcroft Close, Worcester, WR6 5PB Offers Over £500,000



Philip Laney & Jolly Worcestershire welcome to the market 4 Highcroft Close. Nestled in the charming village of Broadwas, Worcester, this exceptionally well presented three double bedroom detached home offers a delightful blend of comfort and versatility across two floors. As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the property.

The ground floor features two generously sized double bedrooms, providing ample space for relaxation and a wonderful shower room fitted with a double width walk in shower cubicle, basin and WC. The living room is particularly inviting, enjoying a lovely outlook over the rear garden, making it an ideal spot for unwinding or entertaining guests. The kitchen diner is fitted with a range of quality integrated appliances, perfect for those who enjoy cooking and dining in style.

Ascending to the first floor, you will find the main bedroom, which enjoys picturesque countryside views and includes useful eaves storage. The main bathroom is thoughtfully designed, featuring both a bath and a separate double-width shower cubicle, catering to all your bathing needs.

The landscaped rear garden is a true highlight of this property, well-stocked and lovingly maintained by the current owner, providing a serene outdoor space for relaxation and enjoyment. Additionally, the property benefits from ample parking, a garage, double glazing, and an air source heat pump with underfloor heating on the ground floor, ensuring comfort throughout the seasons.

This home is not just a property; it is a lifestyle choice, offering a peaceful retreat with the convenience of modern amenities. With its stunning countryside views and well-appointed spaces, this residence is sure to appeal to families and individuals alike.

EPC: B Council Tax Band: E Tenure: Freehold

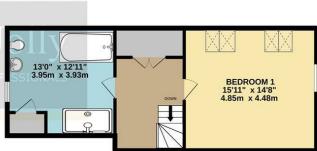
- An Exceptionally Well Presented Detached Home
- Detached Garage And Parking
- Countryside Outlook To The Rear
- Popular and Desirable Village Location
- Three Double Bedrooms
- Versatile Living Accommodation With Two Double Bedrooms To The Ground Floor
- Spacious Living Room
- Landscaped Rear Garden
- Kitchen Diner
- EPC : B

Viewing

Please contact our Worcester Office on 01905 26664
if you wish to arrange a viewing appointment for this property or require further information.

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements or 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 dimensions of rooms and other items have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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