



**Leggett
& James**

The Vale of Evesham Property Experts



17 Broadway Road

Childswickham, Broadway, WR12 7HP

Offers Over £300,000



NO ONWARD CHAIN Set in the ever-sought-after village of Childswickham, this impressive family home enjoys a south westerly facing rear garden and has the potential for improvement.



Entrance Hall

having a double glazed window to the side, panel radiator, stairs to the first floor and understairs storage.

Sitting Room 11'4" x 11'0" (3.46 x 3.36)

having two double glazed windows to the front, panel radiator, television point and a feature fire.

Kitchen 8'7" x 8'1" (2.64 x 2.47)

with a double glazed window to the side and fitted with a range of wall and base units having work surfaces over, a sink with drainer and mixer tap, tiled splashbacks, integral dishwasher, electric double oven, gas hob and filter hood.

Utility 8'1" x 6'10" (2.47 x 2.10)

having a double glazed window to the side, a range of wall and base units with work surface over, space for a fridge freezer and space and plumbing for a washing machine. Door to:

Inner Hall

having an obscure double glazed door to the side. Door to the Shower Room: with a low level WC, pedestal wash hand basin and shower cubicle.

Dining Room 8'9" x 8'7" (2.69 x 2.64)

with a double glazed window to the rear and a panel radiator.

Conservatory 11'8" x 11'0" (3.56 x 3.37)

having a double glazed window to the rear and double glazed French doors to the rear.

First Floor Landing

with a double glazed window to the side, airing cupboard, panel radiator and doors leading off.

Bedroom One 11'10" x 8'9" (3.63 x 2.67)

having a double glazed window to the front, panel radiator and fitted double wardrobes.

Bedroom Two 11'3" x 11'0" (3.43 x 3.36)

with a double glazed window to the rear and a panel radiator.

Attic Room 16'4" x 12'0" (4.99 x 3.68)

having a double glazed window to the front, a glazed skylight window, panel radiator and eaves storage

Shower Room

with an obscure double glazed window to the rear, panel radiator, pedestal wash hand basin, low level WC, shower cubicle and a heated towel rail.

Outside

The property has an area of brick paved parking set to the front creating space for a number of vehicles along with a garden mainly laid to lawn. The rear garden, which provides generous space and an opportunity to make ones own, enjoys a favourable south westerly facing aspect.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

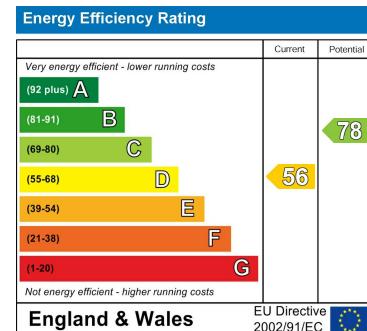
Area Map



Floor Plans



Energy Efficiency Graph



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