



Worcester Road, Droitwich
Offers in the Region Of £275,000

Features:

- A rather generous detached home
- Three double bedrooms
- Three reception rooms
- Well-proportioned fitted kitchen
- Utility extension with shower cubicle
- Family bathroom, sep w.c., plus ground floor w.c
- Mature rear garden with fruit trees
- Off road parking to front for 2 cars

Description:

Offered with NO ONWARD CHAIN. This rather larger than expected three DOUBLE BEDROOM, detached house in Wychbold, is within reach of motorway Junction 5, a post office/store, restaurants and community centre, medical facilities and schooling, as well as bus routes taking you directly into Droitwich town centre for the Lido, character shops and supermarkets, or to Bromsgrove for similar amenities. The property benefits from a side and front extension, offering a sizeable family home. The interior layout comprises: Initial porch with space for cloaks hooks and shoes. Interior hallway having stairs to first floor, storage cupboard and doors to following rooms. Front reception with bay window to front and gas fire to wall. Rear reception, also with gas fire to wall and patio doors leading onto the garden. The original garage has been altered to offer another reception room (currently used as an office) with window to front and radiator to wall. Generous fitted kitchen, having modern units, marble effect work surfaces, modern sink, space for oven and an abundance of wall and base units. The utility room is of some 16ft in length, providing ample storage, a further sink, access to a walk-in storage cupboard, the rear of the garage and ground floor w.c., there is also a useful shower cubicle to the far end. Upstairs has three rather generous bedrooms and a quite substantial family bathroom, with separate shower and roll top bath, as well as a good linen/airing cupboard housing the combination boiler. A separate w.c. sits off the landing. Outside has a block paved front drive for 2/3 cars and lawn aside. A gate then leads round to the mature rear garden, providing further turfed areas, wooden shed and a green house, as well as plentiful fruit trees. Other benefits include: Gas central heating to radiators, double glazing, house security alarm, PV solar panels to roof providing cheaper electricity on a FEED IN TARIFF, which currently generates an additional income and an EPC RATING OF B.



Details:

Initial Porch

Hallway with storage cupboard

Reception Room 1

13' 10" max into bay x 13' 1" (4.21m x 3.98m)

Reception 2

13' 5" x 13' 1" (4.09m x 3.98m)

Reception 3

16' 0" x 7' 4" (4.87m x 2.23m)

Kitchen

12' 7" x 9' 11" (3.83m x 3.02m)

Utility Room (with shower)

16' 7" x 7' 0" (5.05m x 2.13m)

Ground floor w.c.

Stairs to first floor landing

Bedroom 1

14' 7" max into bay x 13' 2" (4.44m x 4.01m)

Bedroom 3

12' 8" x 8' 9" (3.86m x 2.66m)

EPC Rating:

Council Tax Band: (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

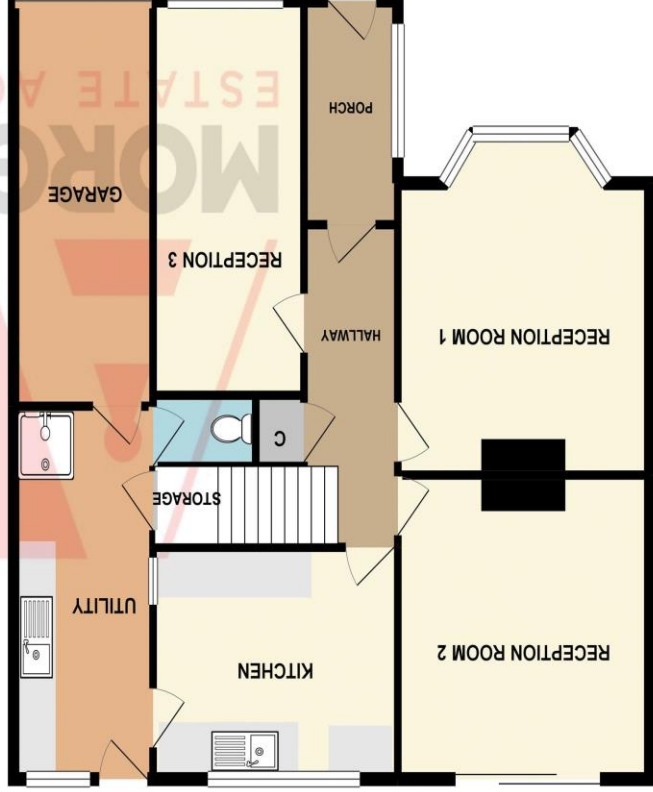
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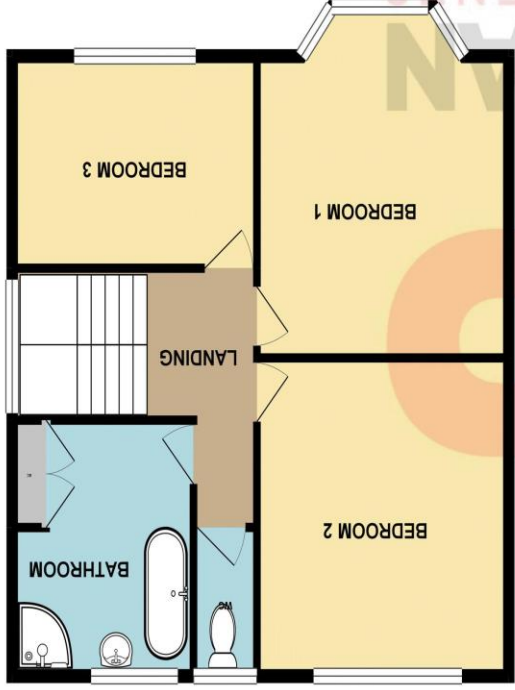
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GROUND FLOOR 993.92 sq. ft. (92.34 sq. m.)



1ST FLOOR 685.58 sq. ft. (63.69 sq. m.)



TOTAL FLOOR AREA : 1679.51 sq. ft. (156.03 sq. m.) approx.

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. Made with Metropix ©2019

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