

Philip Laney & Jolly



Middle Cottage Kidderminster Road, Droitwich, WR9 0PW  
Asking price £229,995



**\*\* SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL \*\***

Philip Laney & Jolly Worcester present to the market this terraced cottage that combines a contemporary finish with characterful features throughout.

The property is one of three cottages to undergo refurbishment and benefits from a most generous rear garden and two off road parking spaces to the front. Located in a most charming village of Cutnall Green nestled in Worcestershire approximately five miles from the historic spa town of Droitwich with wonderful walks, post office and quality restaurants within walking distance to the property.

The accommodation provides two generous ground floor rooms one of which is a new kitchen/diner the other a cosy living room. Also downstairs is a recently refurbished bathroom.

To the first floor there are two good size bedrooms both enjoying front and rear outlook.

The property benefits further from a brand new Samsung air source heat pump, double glazing and is offered with no onward chain.

Council Tax Band - C Tenure - Freehold EPC Grade D

**Living room**

Obscure single glazed wooden front door. Radiator. Ceiling light point. Brick fireplace. Double glazed window to front aspect.

**Kitchen**

Double glazed window to the rear aspect. Newly fitted kitchen. Ceiling light point. Tiled floor. Cupboard housing water tank

**Bathroom**

Obscure double glazed window to rear aspect. Low level WC. Panelled bath with shower over. Tiled walls.

**Bedroom 2**

Double glazed window to front aspect. Radiator. Ceiling light point. Period fireplace.

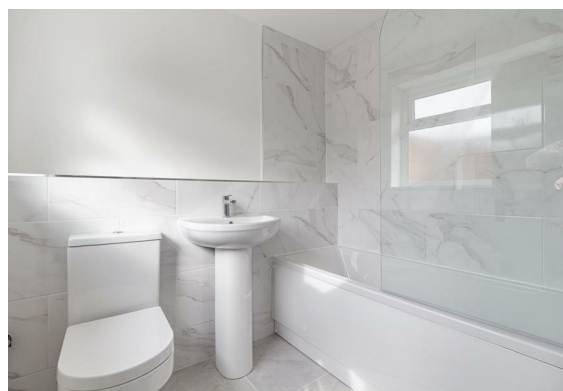
**Landing**

Ceiling light point. Loft hatch. Radiator.

**Bedroom 1**

Double glazed window to rear aspect. Radiator. Built in cupboard.





#### **Rear Garden**

Initial gravelled area. Laid to lawn- enclosed by hedging and timber panel fencing.

#### **Parking**

Parking for the property is to the front for two cars.

#### **COUNCIL TAX WYCHAVON**

We understand the council tax band presently to be : C

Council Tax Band :

<https://www.gov.uk/council-tax-bands>

Wychavon District Council

<https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### **Financial Services**

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### **Floor Plan**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### **Services**

Mains electricity, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### **Tenure Freehold**

We understand that the property is offered for sale Freehold.

#### **Verifying ID**

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### **Broadband**

We understand currently Superfast Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker

<https://www.openreach.com/fibre-checker>

#### **Mobile Coverage**

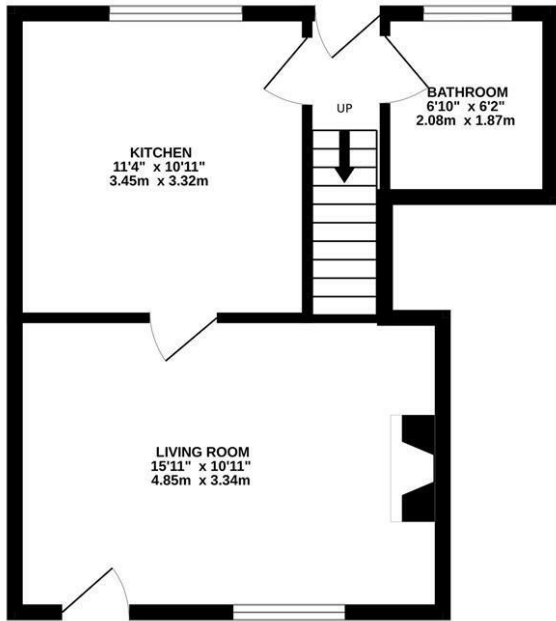
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

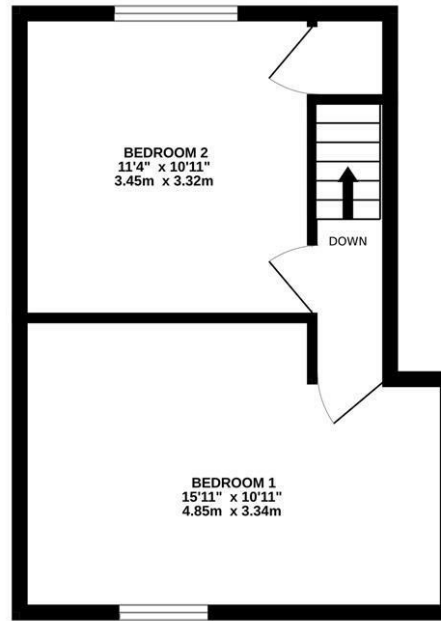
#### **Agents Note**

Private rear garden with no rights of way over the garden from neighbouring properties.

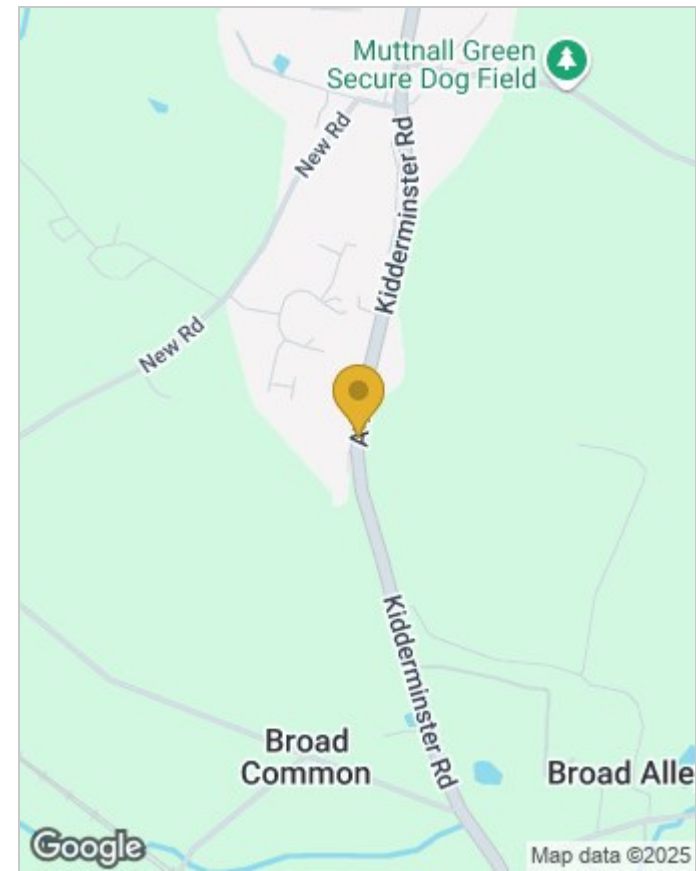
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.