



5 The Parklands
Droitwich WR9 7DG

Andrew Grant



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 **4 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 1,119 sq. ft.

KEY FEATURES:

- Well-presented family home
- Established residential area
- Contemporary kitchen dining room
- Spacious sitting room
- Modern family bathroom
- Utility room
- Mature rear garden
- Driveway parking for two cars
- Integral garage

A stylishly presented family home with inviting interiors and a generously sized rear garden situated within Droitwich.

This charming property boasts a delightful range of accommodation, featuring a welcoming hallway, a sitting room, a stylish kitchen dining room and a convenient utility room on the ground floor.

Upstairs, you will discover four well-proportioned bedrooms, all served by a well-appointed family bathroom.

Outside, the front of the property offers driveway parking for two cars and an integral garage. The rear garden is generously sized and includes a patio and lawn.

Situation

Droitwich Spa has a rich history, evolving from a Roman settlement perched above a natural brine spa into a vibrant and modern town tailored for contemporary living.



The town boasts a lively centre and a diverse range of leisure activities, including two meticulously maintained parks, an open-air lido, a leisure centre and the recently restored Droitwich Spa canal network. This network, a paradise for walkers, cyclists and nature enthusiasts, spans 21 miles, encircling Droitwich and offering breathtaking views before meeting the River Sever in Worcester.

Located just a few miles northeast of Worcester, Droitwich Spa enjoys convenient access to major commuter routes, situated on the main A38 between Birmingham and Bristol and within a short distance from the M5 and M42 motorways. The town's railway station, located just outside the town centre, provides regular services to Birmingham, Worcester, Kidderminster and Stourbridge. It also forms part of the Western main line, facilitating travel to the North and South of the UK.

Description

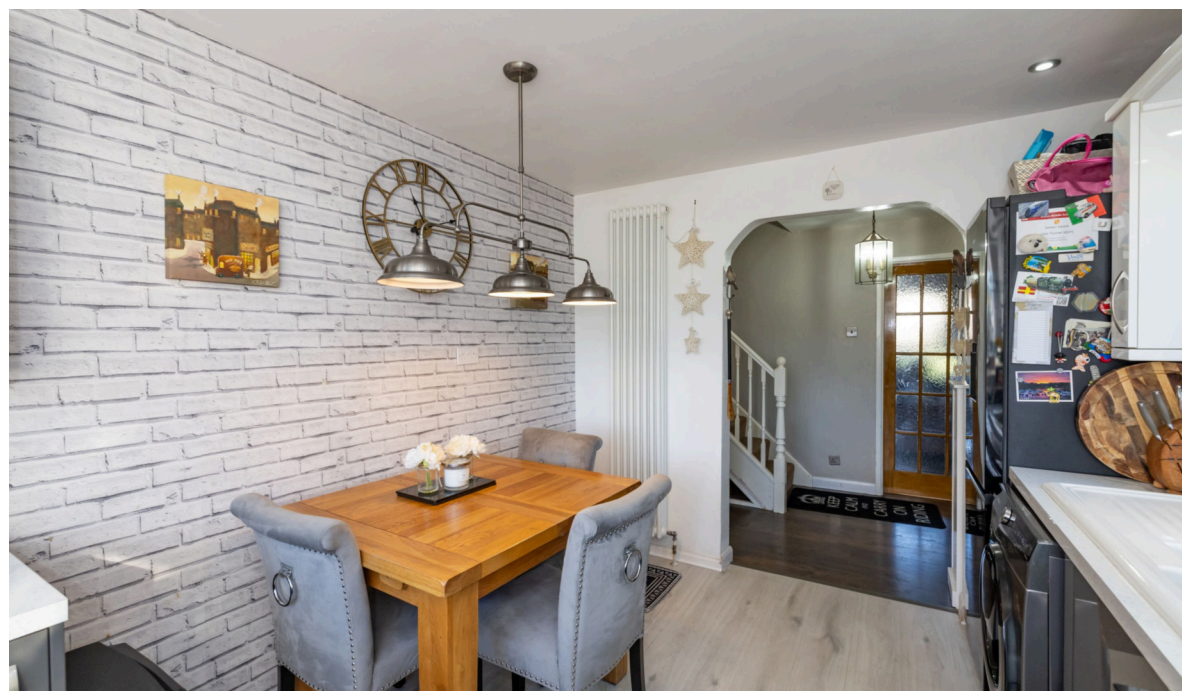
5 The Parklands is approached via a block-paved driveway accommodating two cars and leading to the integral garage. Gated access from the driveway guides you along the side of the property to the main entrance.

Upon entering, a warm and welcoming hallway with quality wood flooring sets the tone. The hallway features doors to the sitting room and WC/utility room, a staircase ascending to the first floor and an open-plan flow into the kitchen dining room.

The spacious sitting room is bathed in natural light from the rear-facing window and sliding patio doors. This lovely room is further enhanced by quality grey wood-effect laminate flooring and an ornate fireplace with tiled inserts and a detailed surround.

There is an exceptionally stylish kitchen dining room with contemporary high gloss wall and base units, featuring worktops and a one and a half bowl sink with drainer and flexi-hose mixer tap. Integrated appliances include a double oven and a hob. There is ample room under the counter for a washing machine and dishwasher. This room is illuminated by recessed ceiling spotlights and dual aspect windows to the front and side. Metro-style tiling to the splashbacks and grey wood-effect laminate flooring completes the ensemble.

A convenient utility room adds practicality.





First floor

As you ascend the staircase, you will discover a spacious landing that provides access to four bedrooms and a family bathroom.

The master bedroom is an impressively sized double room with a front-facing window.

Positioned to the rear of the property, the second bedroom is a spacious double room offering delightful garden views from its window.





The third bedroom is a comfortable single room complete with wood-effect laminate flooring and a set of mirror-fronted sliding wardrobes. This room also boasts garden views from its window.

There is a fourth bedroom located at the front of the property featuring a window.

The family bathroom is well-appointed with a low-level WC, a washbasin set upon a vanity unit, a 'P' shaped bathtub with a shower over and a glazed shower screen. A chrome towel radiator, wall tiling and an obscure-glazed window completes the setup.

Gardens and grounds

The rear garden offers a high-quality, family-friendly outdoor space. Situated adjacent to the property, a block-paved patio creates an ideal setting for al fresco dining. A low wrought iron and wooden fence featuring a central gate opens onto the lawn beyond. A meandering pathway of steppingstones guides you through the garden, leading to a convenient garden shed discreetly nestled in the far corner. Towards the rear, an area of hard standing provides versatility, suitable for either a hot tub or seating arrangements. The garden is enclosed by panel fencing and features a variety of plants and shrubs along the borders, ensuring visual interest throughout the seasons.

Services

Mains gas, electricity, water and drainage.

Council tax band - C.



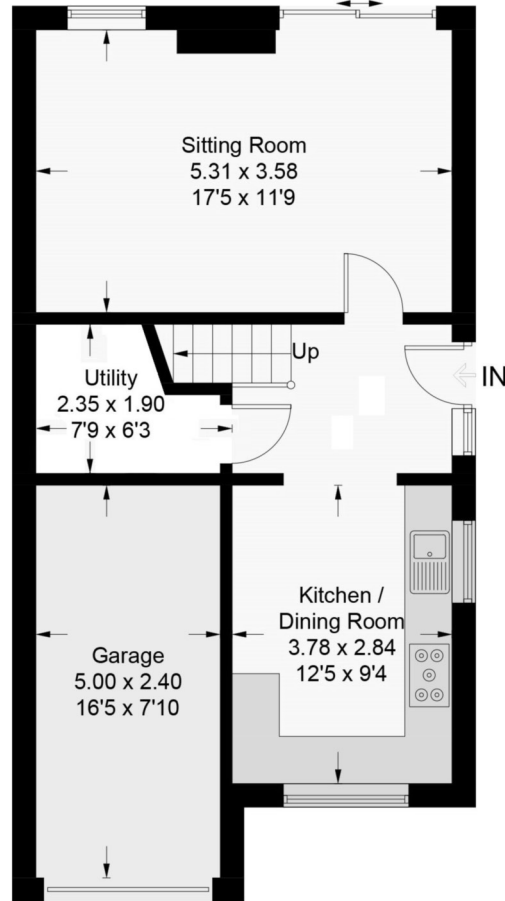




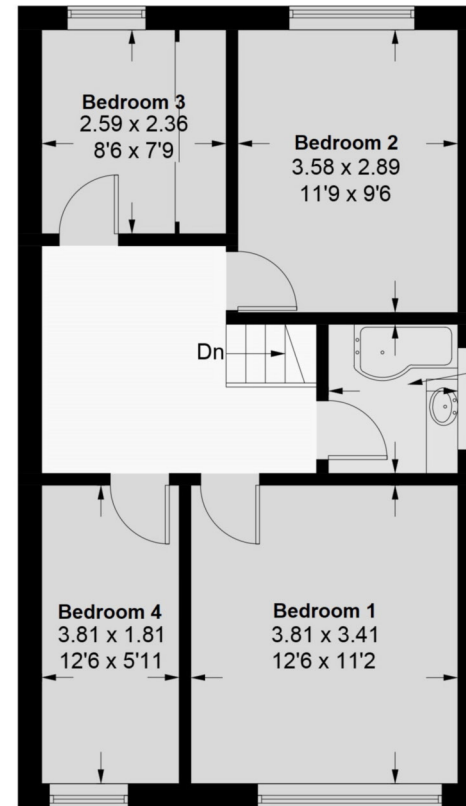


5 The Parklands, Droitwich

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft
 Garage = 11.7 sq m / 126 sq ft
 Total = 104.0 sq m / 1119 sq ft



Ground Floor



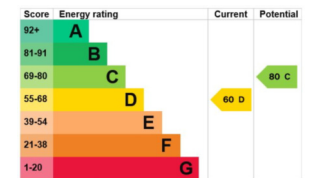
First Floor

Bathroom
 1.96 x 1.66
 6'5 x 5'5

This plan is for guidance only and must not be relied upon as a statement of fact.



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.





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