



**36 Shire Way**  
Droitwich, WR9 7RQ

**Andrew Grant**

# 36 Shire Way

Droitwich, Worcestershire, WR9 7RQ

**5 Bedrooms 2 Bathrooms 2 Reception Rooms**

An impressive and energy efficient home that has been extended to offer spacious accommodation, within a sought-after location in Droitwich.

- Extended family home
- Spacious kitchen dining room
- Practical utility room
- Delightful snug
- Master with en-suite
- Landscaped rear garden
- Integral garage
- Driveway parking for two cars
- 7kw electric car charging point
- Solar panels

The property is equipped with solar panels that have produced 2,208 KWh worth £1,642.40 in the last 12 months. (June, 2024)

**Offers in excess of £400,000**

**1,577 sq ft (146.5 sq m)**





## The front

As you approach this inviting residence, a well-maintained front garden unfolds, complemented by a selection of mature plants and shrubs that add to the property's curb appeal. The driveway leads directly to the integral garage and features a 7kw electric car charging point. On the side, gated access leads to the rear garden, offering a secure and private transition from the front to the back of the property.



## The living room

As you enter the property through the covered entrance, an inviting hallway awaits, providing access to the ground floor accommodation. On the left of the hallway, the spacious living room is perfect for entertaining or relaxing. It includes windows to the front aspect and a feature fireplace.





## The kitchen dining room

The heart of the home is the kitchen dining room, equipped with a full range of wall and base units, modern appliances and a walk-in pantry. It includes a one-and-a-half bowl sink and drainer and offers ample space for culinary activities. Adjacent to the kitchen, the utility room provides additional storage and space for appliances, with a door leading to the integrated garage.



The dining area extends beautifully out to the garden through French windows, enhanced by two Velux skylights allowing for ample natural light.





## The snug

Accessible from both the kitchen and living room, the snug offers adaptable space ideal for a study, playroom, or cosy retreat, with garden access via a sliding patio door.





## The master bedroom

The first floor landing has loft access, a large storage/airing cupboard and doors leading to the stylishly refitted bathroom and five bedrooms. On the right of the landing is a large bedroom with an impressive, vaulted ceiling. Windows to the front and a Velux window to the rear with a remote-controlled blind ensure the room is well-lit and airy.



## The ensuite bathroom

Adjoining the master bedroom is this modern en-suite, featuring a white suite that includes a low-level WC, washbasin and corner bath with a shower overhead. An obscure-glazed window to the rear ensures privacy and ventilation.



## Bedrooms two and three

These two spacious double bedrooms are located at the front of the property, offering ample living space and natural light.





## Bedrooms four and five

The remaining bedrooms both benefit from pleasant views over the rear garden from their respective windows. Bedroom five is a versatile space, currently used as a home office.



## The bathroom

Enjoy the luxury of a refitted bathroom with a modern stylish white suite, including a low-level WC, washbasin set within a vanity unit and a P-shaped panelled bath with shower over. The chrome heated towel rail adds a touch of warmth and elegance.



## The garden

The enclosed rear garden is a private oasis with a lawn, a patio for outdoor dining and vibrant well-stocked borders. Gated access ensures privacy and security, making it a perfect space for relaxation and entertainment.



## Agent's note

The 2.5 KW solar array installed at 36 Shire Way in March 2012 is part of a 25-year government grant incentive scheme. Over the next 12 years and 10 months (as of June, 2024) the financial return from the scheme is projected to be around £24,323. This total includes Feed-in Tariff payments based on an average annual production of 2,208 KWh, calculated at a current tariff rate of 74.385p/KWh, which sums to £21,077.

Additionally, assuming 50% of the energy is self-consumed and the rest is exported, savings from using the solar power instead of drawing from the grid, given the current rate of 23.84p/KWh in the West Midlands, are estimated at £3,246. This forecast accounts for both the payments received for the energy generated and the cost savings from reduced energy purchases.

## Location

Droitwich Spa is a town rich in history and modern charm, seamlessly blending its ancient Roman roots with a contemporary lifestyle. Originally a Roman settlement built above a natural brine spring, today's Droitwich Spa is a dynamic community designed for modern living.

The heart of the town pulses with activity, offering a diverse array of leisure options. Residents and visitors alike can enjoy two beautifully maintained parks, an open-air lido perfect for summer days, a comprehensive leisure centre and the beautifully restored Droitwich Spa canal network. Stretching 21 miles and encircling the town, the canal network is a haven for walkers, cyclists and nature lovers, providing scenic paths that offer stunning views before joining the River Sever in Worcester.

Strategically located just a few miles northeast of Worcester, Droitwich Spa benefits from excellent connectivity. Positioned on the main A38 route between Birmingham and Bristol, the town is also conveniently close to the M5 and M42 motorways, making it an ideal location for commuters. Additionally, Droitwich Spa's railway station, just outside the town centre, offers regular train services to major cities including Birmingham and Worcester, and connects to the Western main line for easy travel throughout the UK. This blend of historical significance and modern accessibility makes Droitwich Spa a unique and desirable place to live.

## Services

To be confirmed.

## Council Tax

The Council Tax banding for this property is **Band D**





# Shire Way, Droitwich, WR9

Approximate Area = 1577 sq ft / 146.5 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

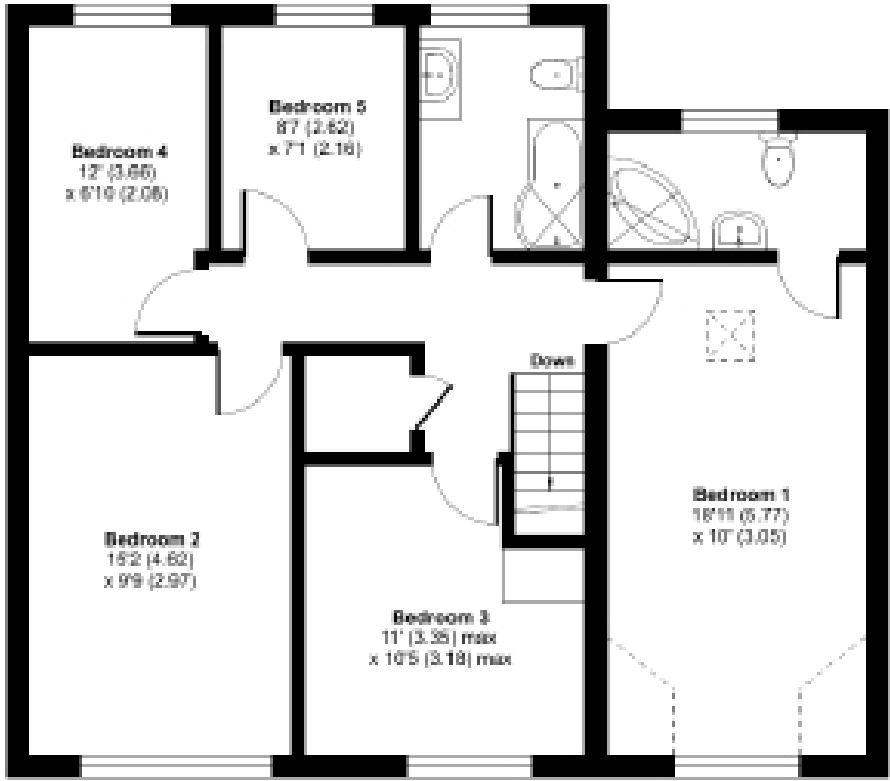
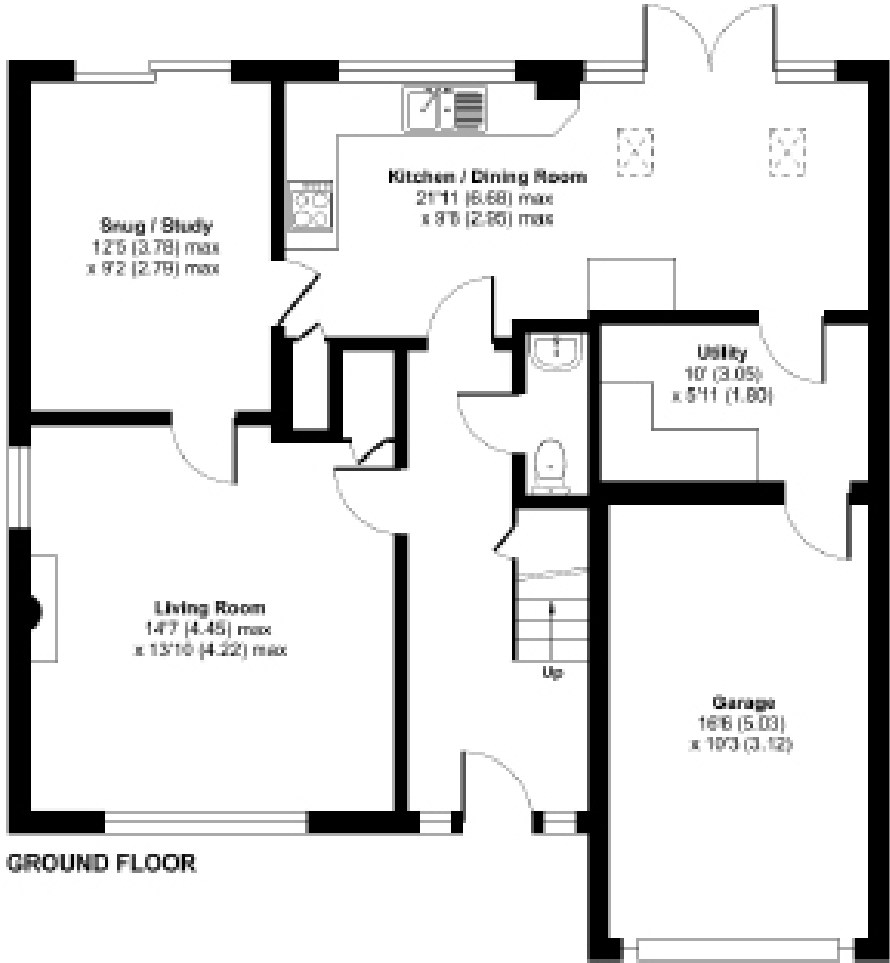
Garage = 162 sq ft / 15 sq m

Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rdh/jeon 2024. Produced for Andrew Green. REF: 1133730

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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