



3 Town Mill Row

Droitwich, WR9 8GA

Andrew Grant

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Hanbury Road, Droitwich, WR9 8GA

3 Bedrooms 2 Bathrooms 1 Reception Room

A bright, welcoming and secluded end of terrace home, ideal for families and first time buyers.

- This modern end of terrace property combines contemporary living with a cosy atmosphere, making it an ideal choice for families and first-time buyers.
- The kitchen/dining room is a highlight of the property, featuring sleek, modern fittings and an open-plan layout that seamlessly extends into the conservatory, creating a bright and welcoming space.
- The conservatory to the rear of the property provides additional living space, perfect for relaxation or as a playroom, with direct access to the garden.
- The property offers a private, enclosed rear garden with a well-kept lawn and a patio area, ideal for family gatherings, gardening, or simply unwinding in a tranquil setting.
- The convenience of two allocated parking spaces ensures easy and secure parking right at your doorstep.
- Situated in the sought-after area of Droitwich, this property benefits from excellent local amenities, reputable schools and convenient transport links, making it a highly desirable location.

906sq ft (84.2 sq m)





The kitchen diner

The kitchen/diner is a modern and well-designed space, featuring sleek black and white cabinetry that offers ample storage. The integrated appliances, including a gas hob, oven and fridge freezer ensure practicality, while the contrasting worktops add a touch of style. Large windows and glass doors to the conservatory allow natural light to flood the room, creating a bright and welcoming atmosphere. The layout is functional, with plenty of space for a dining table, making it perfect for family meals and entertaining.





The conservatory

A versatile extension of the living space, the conservatory offers panoramic views of the garden. With its tiled floor and large windows, this room is bathed in natural light, creating a warm and inviting ambience throughout the day. The conservatory provides a tranquil spot for relaxation or can be utilised as an additional dining area or playroom. French doors lead directly to the garden, seamlessly connecting indoor and outdoor living.





The living room

The living room is spacious and bright, benefiting from a large front-facing window that allows plenty of natural light. The neutral décor provides a blank canvas, ready for personalisation. This room offers ample space for comfortable seating and a variety of furniture layouts, making it ideal for family gatherings or quiet evenings in.





The primary bedroom

Bedroom one is a generously sized master bedroom, featuring a large window that overlooks the front of the property. This room benefits from an en suite bathroom, providing added convenience and privacy. Built-in wardrobes offer ample storage, while the room's dimensions allow for various furniture arrangements.





The primary bedroom en suite

Adjoining the primary bedroom, the en suite is a functional yet sleek space. Featuring a walk-in shower cubicle, WC, wash basin and radiator. A window ensures the space is bright with natural light.



The second and third bedroom

The second and third bedrooms are both illuminated by a large window that overlooks the garden at the rear. Bedroom two offers ample space for a double bed, while bedroom three would make an ideal children's bedroom or office space.





The bathroom

The bathroom is modern and well-appointed, featuring a sleek white suite that includes a bath with a shower attachment, a pedestal basin and a WC. The room is partially tiled, providing a clean and contemporary finish.



The garden

Private and well-maintained, the garden offers a lawned area bordered by mature shrubs and fencing for added privacy. A small patio adjacent to the conservatory provides an ideal spot for outdoor dining or enjoying the sunshine. The garden shed at the rear offers additional storage and a gate provides convenient rear access. This outdoor space is perfect for families, gardening enthusiasts, or those who simply enjoy relaxing outdoors.



Location

Hanbury Road in Droitwich is a highly sought-after location, offering the perfect blend of tranquillity and convenience. The area is known for its well-maintained properties and strong community spirit, making it ideal for families and professionals. Droitwich's historic town centre is nearby, providing a range of amenities including shops, supermarkets, cafés and reputable schools.

The property is situated on a private, discreet walkway, set back from the road, enhancing both privacy and peace. Despite its serene setting, the location is exceptionally close to the town centre, just a five-minute walk from Waitrose and a mere fifteen-minute stroll to Droitwich Spa railway station. This station offers regular services to Birmingham and Worcester while easy access to the M5 motorway ensures swift travel across the West Midlands and beyond. Additionally, the area is rich in green spaces and recreational facilities, offering excellent opportunities for outdoor activities. Hanbury Road combines the benefits of town living with the peace of a suburban setting.

Services

The property benefits from mains gas, water, electricity and drainage.

Council Tax

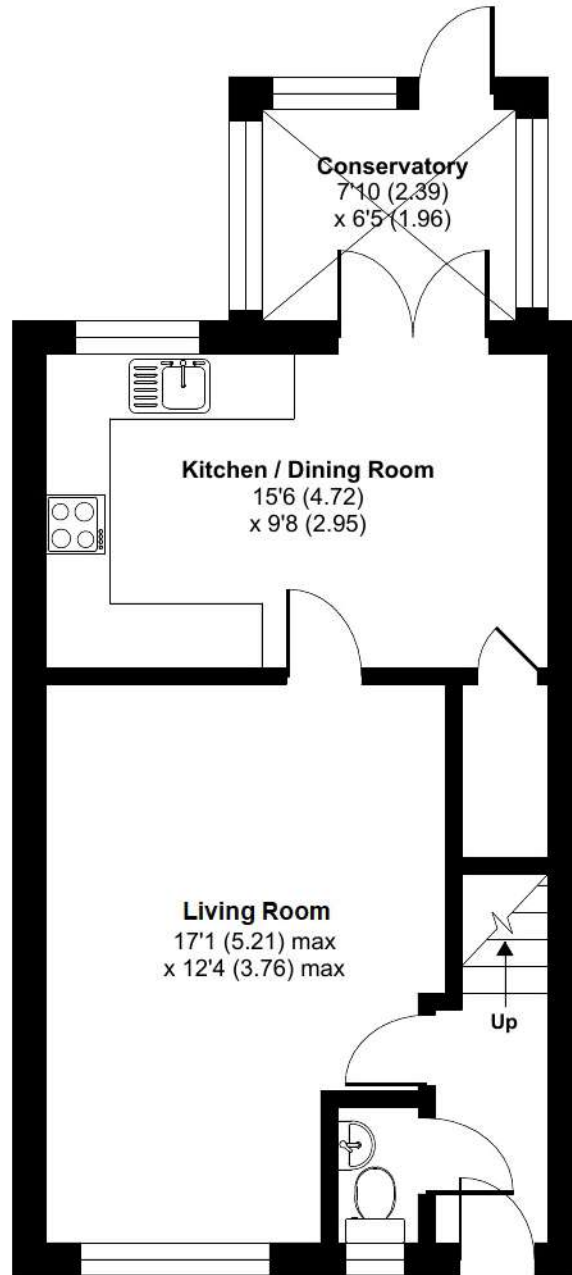
The Council Tax banding for this property is **Band C**



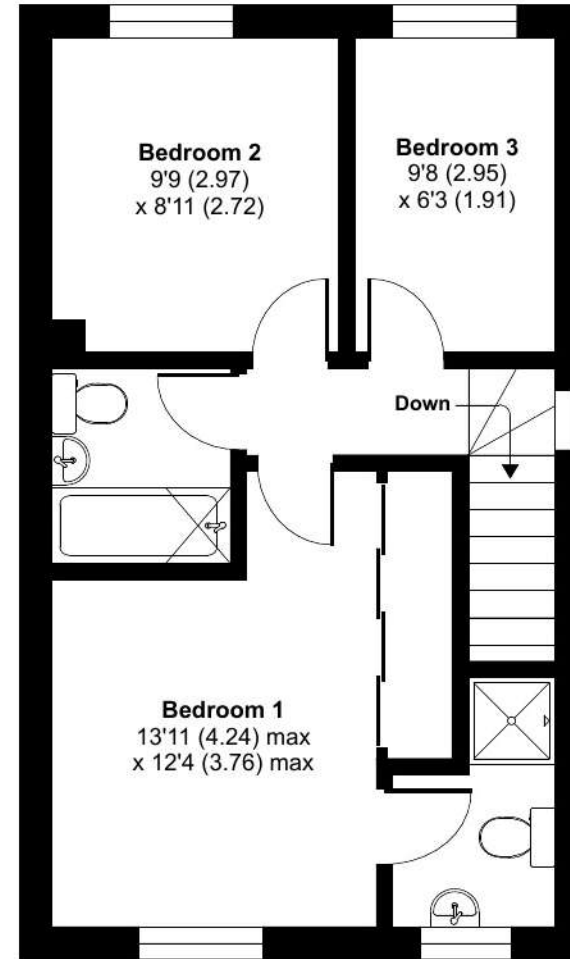
Hanbury Road, WR9

Approximate Area = 906 sq ft / 84.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 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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