



**32 Woodmans Place**

Droitwich WR9 9ER

**Andrew Grant**



# 32 Woodmans Place

Droitwich WR9 9ER

**3 Bedrooms    1 Bathroom    1 Reception Room**

A spacious three-bedroom terraced home with fantastic potential, offering generous living areas, a conservatory and a private garden, in a well-connected location.

- Three bedroom terraced home with ample living space.
- Spacious kitchen with functional lay out and plenty of storage.
- Large living room with feature fireplace and sliding doors to the conservatory.
- Private rear garden with patio and outdoor seating area.
- The house is perfect for those who want to put their own stamp on their space.
- Situated in a popular residential area close to local amenities and transport links.

1089 sq ft (101.1 sq m)







## The kitchen

This spacious and well-lit kitchen offers excellent potential for customisation. The wood-style flooring complements the warm tones of the cabinets, while the tiled backsplash ensures easy maintenance. This kitchen is a fantastic opportunity to add your own personal touch and tailor the space to your tastes.







## The living room

A generous living space featuring a charming brick fireplace as a focal point, complemented by a decorative surround. Sliding doors open onto the conservatory, creating a seamless connection between the rooms. The large window allows ample natural light, making this an inviting and comfortable area for relaxation and entertaining.





## The conservatory

This bright and airy conservatory is a fantastic addition to the home, offering a versatile space filled with natural light. The wood-style flooring and exposed brick details add character, while the large windows and French doors provide a seamless transition to the private garden.





## The primary bedroom

A spacious and uniquely designed primary bedroom, featuring an open-plan layout with a charming archway that adds character and separation within the space. With ample space for bedroom furniture, this versatile room presents a great opportunity for customisation.





## Bedrooms two and three

Bedrooms two and three would both make wonderful children's rooms, studies or guest spaces. Their windows allow in plenty of light and their simple design offers the opportunity to make the rooms your own.







## The bathroom

The main bathroom features a white suite, including a bath with traditional taps, a pedestal sink and a WC. Fully tiled walls make for easy maintenance, and an overhead cabinet provides additional storage. This functional space is ideal for families.





## The garden

A private and enclosed rear garden, offering a peaceful outdoor retreat. The paved patio area is perfect for seating and al fresco dining, while the surrounding fencing ensures privacy. With some personalisation, this could be transformed into a lovely outdoor space for entertaining and relaxation.



## Location

Located in the desirable town of Droitwich, this home benefits from excellent local amenities, transport links and green spaces. Droitwich Spa railway station provides direct connections to Worcester, Birmingham and beyond, making it ideal for commuters. The nearby M5 motorway offers easy access to surrounding areas.

Droitwich boasts a selection of supermarkets, independent shops, restaurants and cafes, along with excellent schools and healthcare facilities. The town is known for its historic charm and scenic parks, including Lido Park, which features open green spaces and a popular outdoor swimming pool. With a strong sense of community and a range of leisure opportunities, Droitwich is a fantastic place to call home.

## Services

This property benefits from mains electricity, gas and water.

## Council Tax

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





# Woodmans Place, Droitwich, WR9

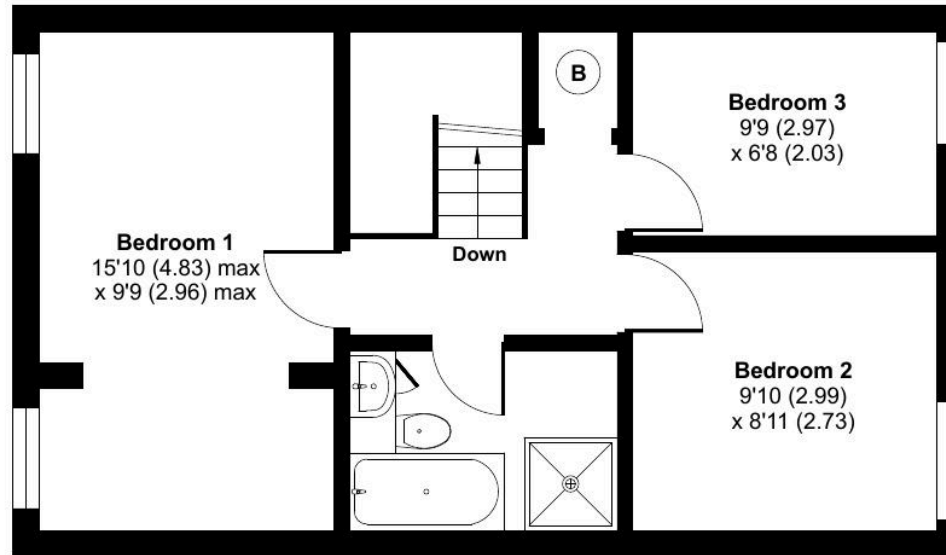
Approximate Area = 1089 sq ft / 101.1 sq m

Outbuilding = 25 sq ft / 2.3 sq m

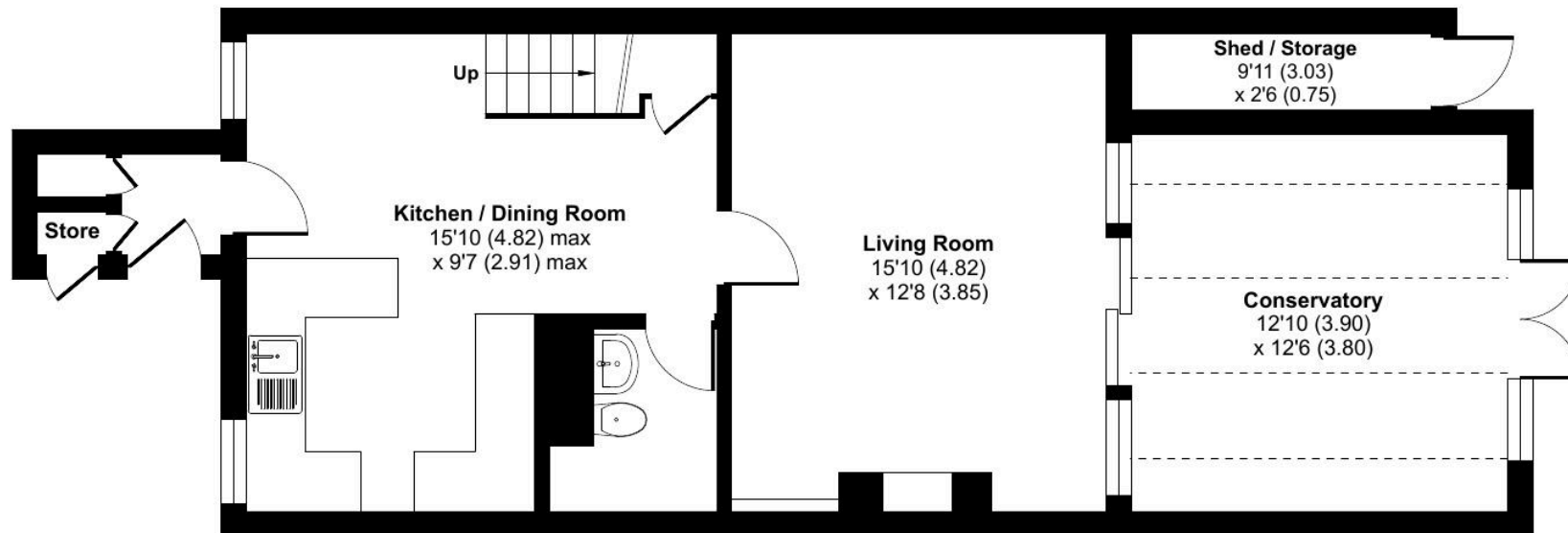
Total = 1114 sq ft / 103.4 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



FIRST FLOOR



GROUND FLOOR





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