



The Hollies

Cutnall Green, WR9 0PW

Andrew Grant

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Kidderminster Road, Cutnall Green, WR9 0PW

3 Bedrooms 1 Bathroom 2 Reception Rooms

A fantastic three bedroom home with a generous garden, off-road parking and excellent potential to modernise.

- A spacious and versatile home offering generous living accommodation.
- Well-proportioned bedrooms and bright living spaces throughout.
- Large kitchen with ample storage and workspace.
- Private rear garden with potential for landscaping or entertaining space.
- Expansive driveway providing ample off-road parking.
- Situated in a convenient location with good access to local amenities and transport links.

1226 sq ft (113.8 sq m)





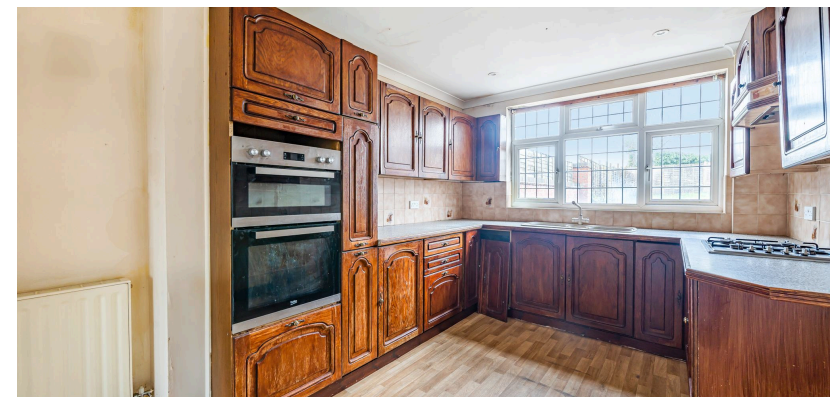
The living room

A well sized living area with a large front facing window, allowing an abundance of natural light to brighten the space. The room provides ample space for comfortable seating arrangements and has the potential to be transformed into a stylish and cosy family retreat. The room also has a cast iron fireplace and a dark wood mantle piece.



The kitchen

The kitchen offers a well-proportioned space with fitted wooden units, ample worktop area and windows that provide plenty of natural light. With a practical layout, this space offers excellent potential for modernisation, making it the ideal hub of the home. There is access to the dining room and the cloakroom allowing for an efficient flow throughout the property.





The dining room

The dining room is a bright area that with a bit of TLC could be a fantastic space for entertaining guests or family meals. The French doors open out onto decking and provide ample natural light. This room has direct access to living room and as potential for the wall to be knocked through to create an open plan living space.





Bedroom one

A spacious double bedroom with a large window overlooking the front of the property. This well proportioned room has great scope for modernisation and gives the opportunity for the potential buyers to fully make their bedroom their own perfect retreat.





Bedrooms two and three

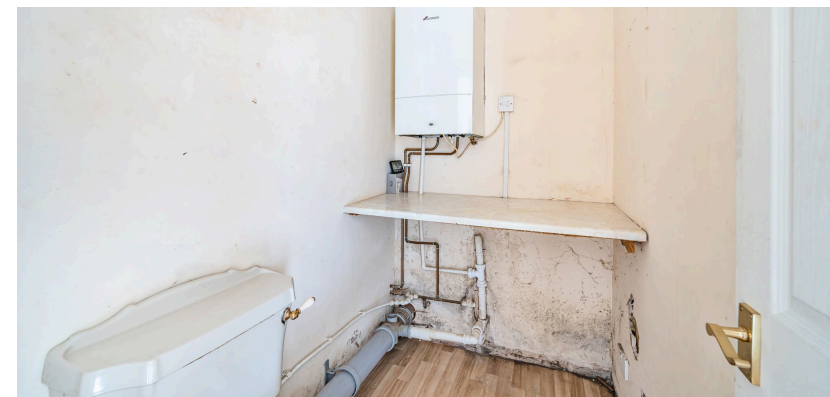
Bedrooms two and three are both blank slates for the new owners to put their own stamp on. Bedroom two being the larger of the two, could make a cosy guest bedroom or children's room, while bedroom three would be a good office, hobby room or walk in wardrobe.





The bathroom and cloakroom

The family bathroom comprises a three-piece suite, including a sink, toilet and a full size bath. A frosted window allows natural light to enter while maintaining privacy, and the space offers scope for modernisation to create a stylish and functional bathroom.





The garden

The low maintenance garden is spacious and private. The garden is west facing and so it is drenched in sunlight throughout the day. The garden is tiered and is mostly lawn apart from decking that sits closest to the house.



Location

Situated in the charming village of Cutnall Green, this property benefits from a peaceful rural setting while still offering excellent local amenities. The village features a selection of shops, traditional pubs and a strong sense of community.

For commuters, the property is well-connected with easy access to major transport links. The M5 motorway is within close reach, providing routes to Birmingham, Worcester and further afield. Nearby Droitwich Spa railway station offers direct services to Birmingham and Worcester, making travel convenient for both work and leisure.

The area is surrounded by beautiful countryside, offering fantastic opportunities for outdoor activities, including walking, cycling and exploring the local nature reserves. With its blend of rural charm and excellent connectivity, Cutnall Green is an ideal location for professionals, families, first-time buyers or investors.

Services

The property benefits from liquid propane gas and mains electricity, water and sewage.

Council Tax

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



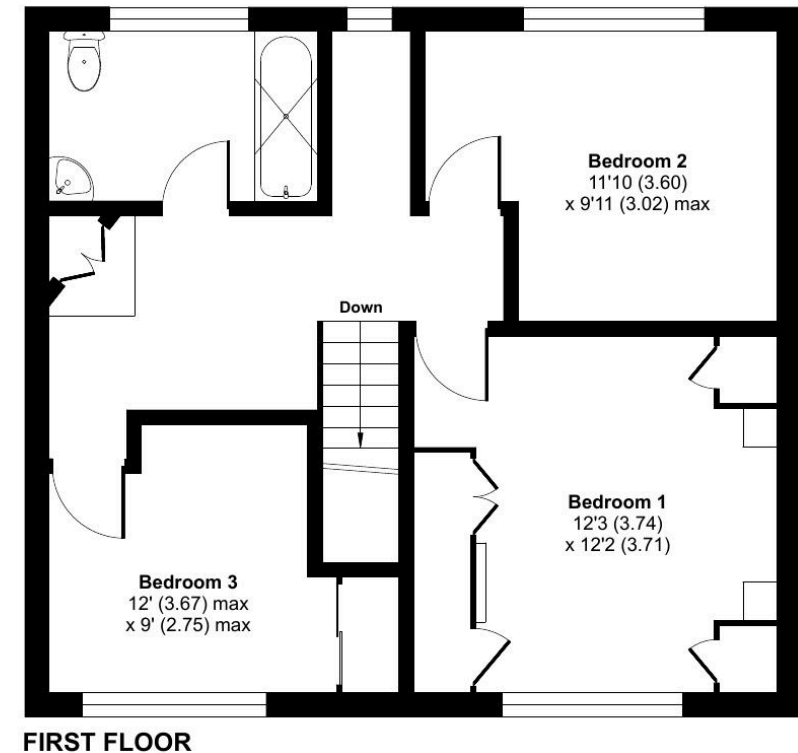
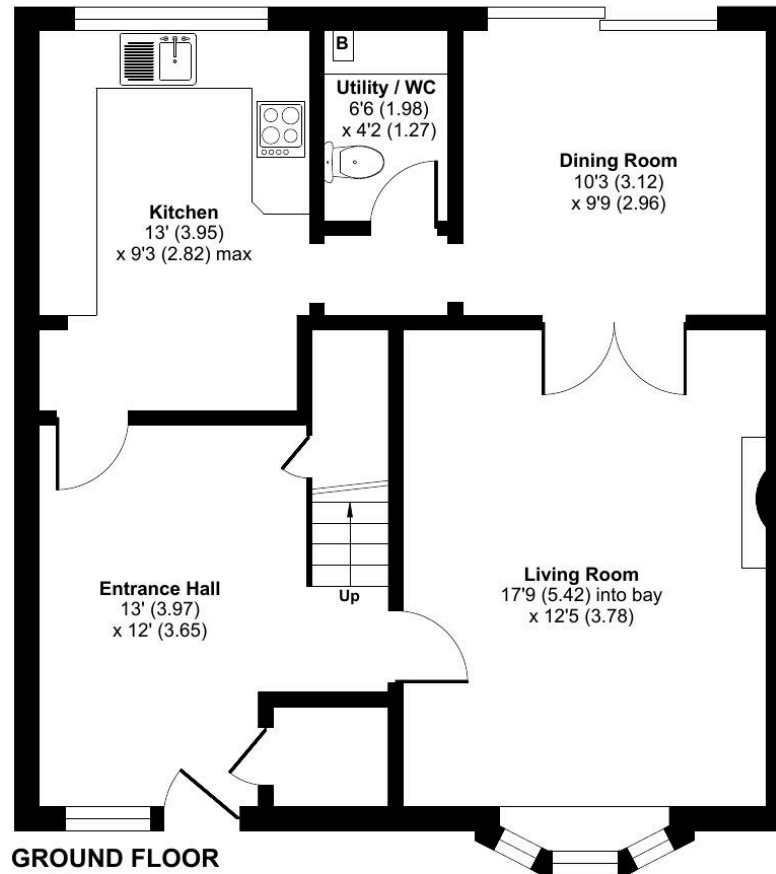
The Hollies, Kidderminster Road, Cutnall Green, Droitwich, WR9

Approximate Area = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





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