



21 Coppice Way
Droitwich, WR9 9JB

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Room

A three-bedroom detached home with a spacious layout, generous garden, conservatory and ample parking, set in a sought-after Droitwich location.

- A three-bedroom detached home with versatile living spaces.
- Kitchen with ample storage, workspace and room for appliances.
- A large conservatory leading to the garden and an adaptable dining room-ideal for entertaining.
- A downstairs cloakroom for added convenience.
- Generous rear garden with lawn, patio and plenty of potential.
- Private driveway with space for multiple vehicles.
- Ideally located in a popular Droitwich area with excellent amenities and transport links.

1152 sq ft (107 sq m)





The living room

The living room is a cosy and inviting space, perfect for everyday life. The large bay window adds character and provides a pleasant focal point. The layout offers plenty of room for comfortable seating, making it ideal for relaxing or spending time with family and friends.



The kitchen

The kitchen provides ample storage and workspace, with fitted cabinets and a practical layout. The tiled splashback adds character, while the room offers plenty of space for essential appliances. A large window allows natural light to enter, creating a bright and functional cooking space.



The primary bedroom

The primary bedroom is a generously sized double room, filled with natural light from a large front-facing window, creating a bright and inviting space. Bedroom two is also a well-proportioned double, enjoying a peaceful green outlook over the garden. Bedroom three, though slightly more compact, offers great versatility, making it an ideal children's bedroom, stylish home office or guest room.



The family shower room

The family shower room features a corner shower enclosure, a built-in vanity unit with ample storage, and a contemporary basin with a chrome mixer tap. A large window brings in natural light.



The garden

This private rear garden offers a low-maintenance outdoor space, mainly laid to lawn with a small paved area directly outside the property. Enclosed by fencing, it provides a secure setting with potential for landscaping or personalisation. A garden shed offers useful storage, and a stepping stone pathway leads across the lawn, adding functionality to the space.

Location

Droitwich Spa is a historic town in Worcestershire, offering a range of amenities, green spaces and transport connections. The property is within easy reach of local shops, supermarkets, restaurants and leisure facilities. Droitwich Spa railway station provides direct links to Birmingham and Worcester, making it convenient for commuters. The nearby M5 motorway offers excellent road connections, and the surrounding countryside provides opportunities for walking and outdoor activities. With a strong sense of community and excellent local schools, Droitwich is a desirable place to live.

Services

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

Council Tax

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



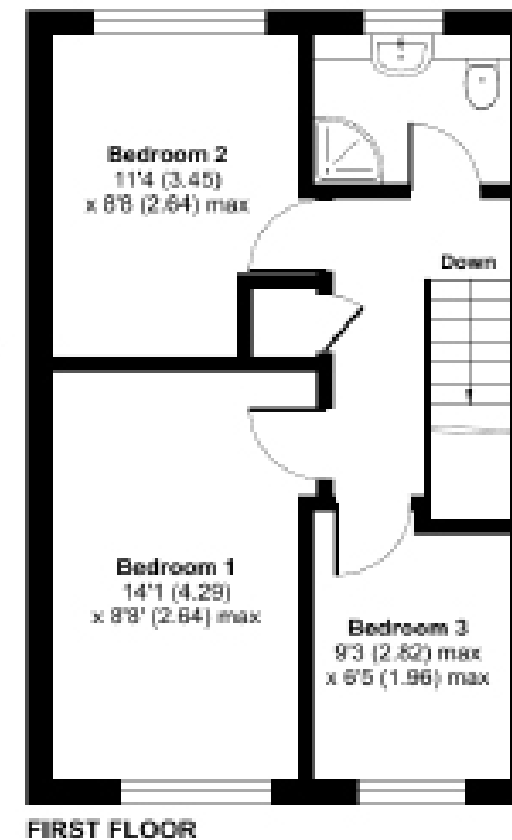
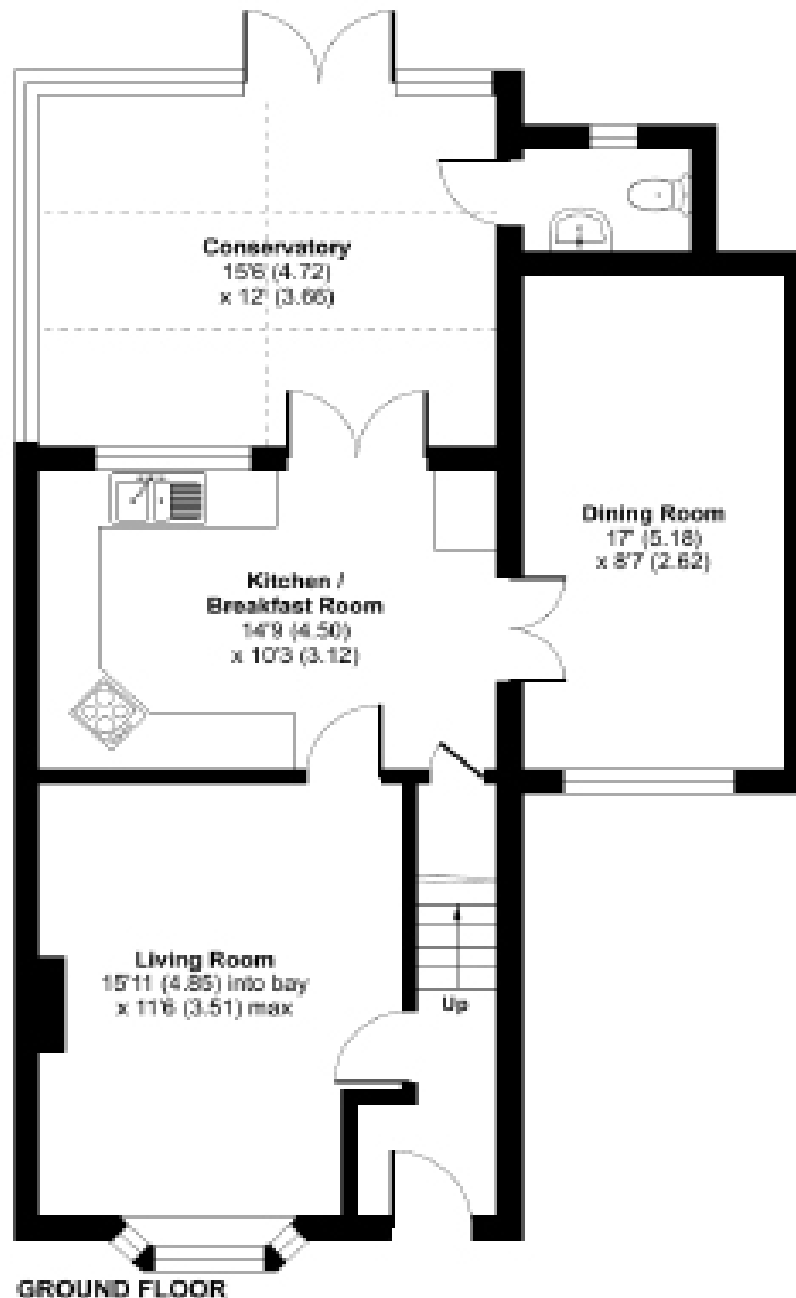


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Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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