



**53 Old Coach Road**

Droitwich, WR9 8BQ

**Andrew Grant**



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**3 Bedrooms    1 Bathroom    2 Reception Room**

A well-presented three-bedroom home with a generous rear garden, modern kitchen diner, two bathrooms, off-road parking and excellent potential, set in a popular Droitwich location.

- A well-maintained three-bedroom semi-detached home.
- Modern kitchen diner with adjoining utility room and cloakroom.
- Generous rear garden with patio seating and mature planting.
- Driveway providing off-road parking with carport structure in place.
- Conveniently situated close to Droitwich amenities, schools and transport links.

This three-bedroom semi-detached property provides spacious and practical living arranged across two floors, complemented by gardens to the front and rear along with a driveway for off-road parking. The home was updated around 2015 with a rear extension creating a utility room, modern kitchen diner, replacement windows and a downstairs cloakroom. The ground floor includes a welcoming hallway, comfortable lounge with a bay window, a stylish kitchen diner, utility and cloakroom. Upstairs there are three well-proportioned bedrooms along with a family bathroom. The rear garden is private and of good size, with a patio area and mature planting, while the front of the home is set behind a hedge with driveway parking. A carport structure currently sits to the side and the property may offer scope for further extension or garage addition, subject to planning.

**1015 sq ft (94.3 sq m)**







## The kitchen

The kitchen features fitted units with ample work surfaces and storage. Modern integrated appliances are complemented by tiled splashbacks and space for an American-style fridge freezer. A rear window brings natural light to the space, creating a practical and well-designed working environment. The kitchen flows naturally towards the dining area, forming a sociable open plan space ideal for family life and entertaining.







## The dining area

The dining area sits alongside the kitchen and provides a welcoming space for family meals or entertaining. There is ample room for a family dining table, and a window overlooking the garden ensures good natural light. The open plan layout allows the dining space to function at the heart of the home, offering a comfortable setting for everyday use and social occasions.







## The living room

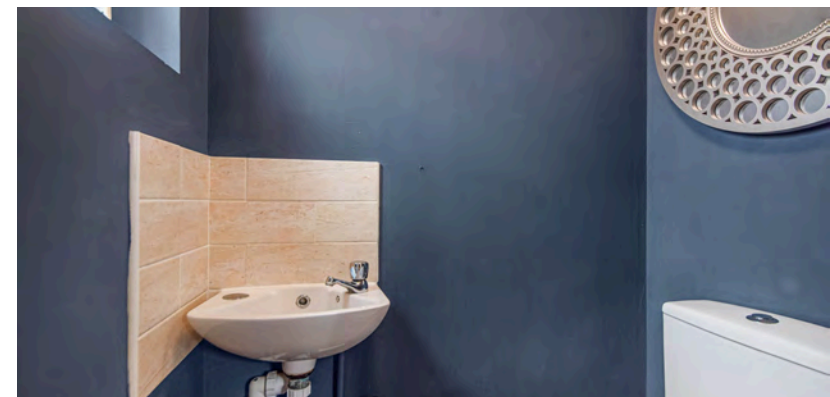
The living room sits to the front of the property and features a bay window which enhances the sense of space and light. This room provides a generous area for relaxation and family life, with a central focal point for the room. The proportions allow for flexible furnishing options while the position at the front ensures it feels private and welcoming.





## The utility and cloakroom

The rear extension houses a generous utility room with plumbing and space for appliances, providing excellent functionality for laundry and household tasks. A rear door opens directly to the garden and patio. The cloakroom includes a WC and wash basin, an essential addition for a busy family home. Together, these spaces enhance convenience while adding to the practical layout of the ground floor.







## The hallway

The property is entered into a bright hallway providing access to the principal reception areas and stairs rising to the first floor. A patterned tiled floor gives a welcoming feel while offering a durable surface for everyday use. The hallway links directly to the lounge at the front of the property, the kitchen diner to the rear and the staircase to the first floor. This central space provides an immediate sense of the proportions on offer.





## The primary bedroom

The primary bedroom is a spacious double situated to the rear of the property. A large window overlooks the garden, adding a pleasant aspect. The room offers ample space for wardrobes and additional furniture, providing a comfortable and relaxing retreat.





## The second bedroom

The second bedroom is another double, located at the front of the property. It benefits from a generous window providing natural light and outlook over the frontage. The proportions of this room make it an ideal double bedroom, whether for family use or as a versatile guest room.







## The third bedroom

The third bedroom is positioned to the front of the home and is a good-sized single. It is currently used as a flexible space, well suited for use as a child's bedroom, guest room or home office.







## The bathroom

The family bathroom is fitted with a panelled bath with shower over, pedestal wash basin and WC. Tiling provides a smart and easy-to-maintain finish, while a window adds natural light and ventilation.





## The garden

The rear garden is of good size, with a paved patio area adjoining the house, ideal for outdoor dining. Beyond this lies a lawned area framed by planting and fencing, offering both privacy and greenery. The layout creates a pleasant setting for relaxation and outdoor activities.





## The driveway and parking

The property is set back behind a hedge with a pathway to the entrance and a gravelled driveway providing off-road parking. A carport structure is in place, and subject to planning, the property may offer scope to extend further or create a garage, enhancing the practical appeal.





## Location

This property is situated on Old Coach Road in Droitwich, a popular residential area within WR9. Droitwich Spa is a thriving market town offering an excellent range of amenities, including supermarkets, independent shops, restaurants, leisure facilities and healthcare services.

The town is also home to a selection of highly regarded schools, making it well suited for families. The surrounding countryside provides plenty of opportunities for walking and outdoor pursuits, with easy access to local parks and green spaces.

Transport links are another strong feature, with Droitwich Spa railway station offering direct services to Birmingham and Worcester. The nearby M5 motorway provides convenient road access both north and south, connecting to the wider motorway network.

This combination of local amenities, good schooling and strong transport connections makes the location attractive for a range of buyers.

## Services

Services are TBC.

## Council Tax

The Council Tax for this property is Band B

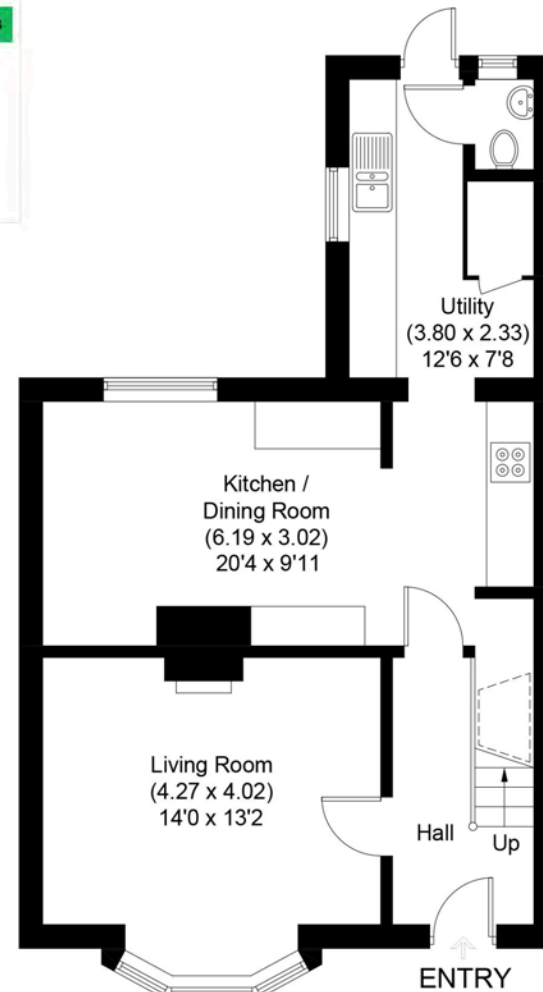




# Old Coach Road

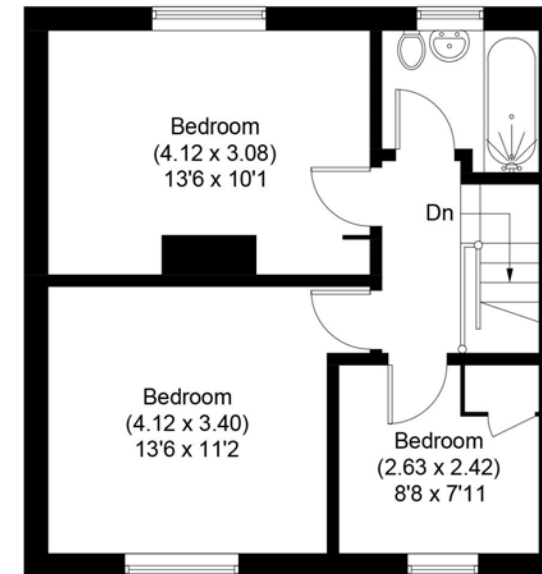
Approximate Gross Internal Area  
Ground Floor = 52.7 sq m / 567 sq ft  
First Floor = 41.6 sq m / 448 sq ft  
Total = 94.3 sq m / 1015 sq ft

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.





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