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Parkinson Wright
Estate Agents



Blake Avenue, Droitwich, WR9 8NN

Price Guide £385,000

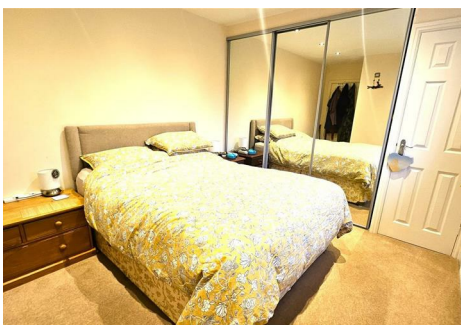
- Extended Semi-Detached Property
- Ground Floor Bedroom 6/Reception Room
- Five First Floor Bedrooms
- En-Suite Shower Room
- Ample Off Road Parking
- Two Reception Rooms
- Large Ground Floor Wet Room
- Family Bathroom
- Double Glazing & Central Heating
- Private Rear Garden

2 Blake Avenue, Droitwich WR9 8NN

An exciting opportunity to acquire this substantial semi detached property having been extended offering a buyer deceptively spacious and versatile living accommodation. Situated in a convenient and sought after location within Droitwich. NO CHAIN. VIEWING ESSENTIAL. EPC - C

 5  3  3  C

Council Tax Band: C





LOCATION AND DESCRIPTION

Situated in a popular area within easy reach of Droitwich Spa. Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire. The town offers excellent everyday amenities. There are an array of local pubs and a mix of traditional shops. St Peter's Fields provides excellent park land as well as the Droitwich Spa Lido. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal. This desirable highly sought after location provides easy access to bus routes and also the town centre, local amenities and train station. It is also convenient for easy access to motorway networks of the M5, M42 and M40 corridors. Access is via a double glazed door which opens into:-

ENTRANCE PORCH

Recessed ceiling spotlights, front facing double glazed windows and a UPVC part double glazed door opens into:-

RECEPTION HALL

Recessed ceiling spotlights, radiator, stairs to the first floor and doors to:-

DINING ROOM

17'4" max x 8'11" max

Recessed ceiling spotlights, rear facing French doors opening onto the garden, rear facing double glazed window radiator and useful downstairs storage cupboard. An open walk way leads through to:-

SITTING ROOM

12'4" max into bow (approx) x

A cosy living space with recessed ceiling spotlights, front facing double glazed bay window and radiator. A feature to this room is the fireplace with a log burning stove in situ.

KITCHEN

11'7" max x 7'10" max

A door located off the dining room leads to the kitchen with ceiling light and rear facing double glazed window. There are a range of wall, base and drawer units, tiled splashback, roll top work surface over, stainless steel sink with matching drainer and mixer tap, four ring electric hob with extractor fan over, built in oven and space for further appliances. Door to:-

INNER PORCH

Ceiling light, UPVC rear facing part double glazed door giving rear access. Door to:-

CLOAKROOM

4'7" x 3'6"

Ceiling light, rear facing opaque double glazed window, wall mounted 'Worcester' boiler, wash hand basin and low level W.C.

RECEPTION ROOM/BEDROOM 6

13'4" max into bow x 11'8"

A spacious and versatile room previously used as a ground floor bedroom ideal for a dependant relative with ceiling light, front facing double glazed bay window, radiator and door to:-

WET ROOM

7'9" x 8'10"

A good size wet room with recessed ceiling lights, side facing double glazed opaque window, radiator, large walk in shower area, wash hand basin, and low level W.C.

LANDING

A split landing area with recessed ceiling spotlights, radiator, two loft hatches and doors to:-

BEDROOM ONE

13'7" max x 9'9" max

A spacious principal bedroom with recessed ceiling spotlights, rear facing double glazed window, radiator and a range of mirrored fitted wardrobes. door to:-

ENSUITE SHOWER ROOM

7'4" x 5'8"

Recessed ceiling spotlights, rear facing double glazed opaque window and radiator. There is a three piece suite consisting of Shower cubicle with shower attachment, wash hand basin with cupboards under and low level W.C.

BEDROOM TWO

10'0" max x 12'11" max

Another light and airy good size double bedroom with recessed ceiling spotlights, front facing double glazed bay window allowing plenty of natural light, radiator and a range of fitted bedroom furniture consisting of wardrobes, cupboards and drawers. An arch way leads into:-

DRESSING AREA

5'0" to wardrobe x 5'7" to wardrobe

A useful space with recessed ceiling spotlights, front facing double glazed window and a range of mirrored wardrobes providing useful storage.

BEDROOM THREE

10'10" max x 8'9" max into bow

Another double bedroom with recessed ceiling spotlights, rear facing double glazed window and radiator.

BEDROOM FOUR

10'0" x 8'11"

Recessed ceiling spotlights, front facing double glazed window and radiator.

BEDROOM FIVE

9'8" x 8'9"

Recessed ceiling spotlights, front facing double glazed window and radiator.

FAMILY BATHROOM

6'11" x 5'6"

Recessed ceiling spotlights, rear facing opaque double glazed window and radiator. There is a three piece suite consisting of bath with shower over, wash hand basin and low level W.C.

GARAGE

8'1" x 6'10"

With up and over door light and power. The garage has been divided, the rear has been converted within the internal area of the house to provide a wet room leaving the front area of the garage as a useful storage space.

OUTSIDE

To the front of the property is a block paved in and out driveway with parking for several cars. Planted borders with mature shrubs and a side pedestrian access via a wooden gate leads to the rear.

To the rear of the property is a private, enclosed and low maintenance garden with a block paved seating area, lawn, slabbed pathway leading to the French doors and borders with a range of mature shrubs.

SERVICES

We believe all amins services are connected to the property but have not been checked by the agents.



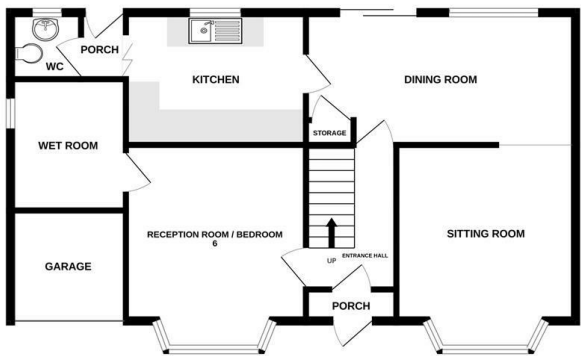
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

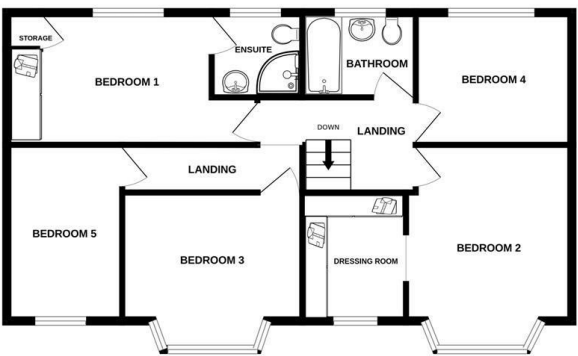
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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