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Parkinson Wright
Estate Agents



St. Josephs Close, Droitwich, WR9 0RY

Price Guide £375,000

- Spacious Detached Home
- Breakfast Kitchen
- Cloakroom
- Two Bathrooms
- Double Garage & Driveway
- Two Reception Rooms
- Conservatory
- Four Good Size Bedrooms
- Gas Central Heating & Double Glazing
- EARLY VIEWING ESSENTIAL

2 St. Josephs Close, Droitwich WR9 0RY

An exciting opportunity to acquire this substantial four bedroom detached property situated in a corner plot within a cul-de-sac. FANTASTIC SCOPE FOR IMPROVEMENT AND MODERNISATION. EPC - TBC



Council Tax Band: E





LOCATION & DESCRIPTION

Occupying a prime position in a desirable cul de sac within easy reach of Droitwich Spa. Droitwich has an array of facilities including, shops, supermarkets, a railway station which is within walking distance of the property, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Access to the property is over a block paved driveway which leads to the front door opening into:-

ENTRANCE HALL

Enclosed initial entrance to the property with wall light and doors to:-

CLOAKROOM

6'7 x 2'7

Ceiling light, front facing opaque double glazed window and chrome heated towel rail. There is a two piece suite consisting of wash hand basin and low level W.C.

RECEPTION HALL

Ceiling light, door which gives an optional internal access to the garage, stairs to the first floor and doors to:-

LOUNGE

18'4 x 13'9

A pleasant and spacious reception room overlooking the garden with Ceiling light, five wall lights, side facing single glazed window, rear facing double glazed French doors with matching double glazed side panels and fireplace with hearth, mantle over and ornamental gas fire inset.

DINING ROOM

12'4 x 10'8

A versatile, light, airy and sunny reception room currently used as a dining room with three wall lights, front facing double glazed window and radiator.

BREAKFAST KITCHEN

16'3 x 15'1 (max)

A good size kitchen combining a dining area with three ceiling lights, two rear facing double glazed windows, side facing UPVC door opening into the conservatory and useful under stairs storage cupboard. There are a range of wall, base and drawer units, roll top work surface over, one and a half bowl sink and matching drainer, five ring gas hob with built in oven under and extractor fan over. Space for appliances.

CONSERVATORY

22'9 x 7'0

A useful addition to the property providing extra space with opaque roof, side and rear facing double glazed windows and double glazed French doors opening onto the patio area. There is a separate UPVC door which provides a side facing access to the property. Door to:-

DOUBLE GARAGE

15'9 x 16'2

Accessed from the reception hall or the conservatory a double garage with up and over doors, light and power.

LANDING

Two ceiling lights, radiator, loft access, airing cupboard housing a wall mounted boiler, shelving for storage and plumbing for a tumble dryer Doors to:-

BEDROOM ONE

17'1 x 9'6

A good size principal bedroom with two ceiling lights, two rear facing double glazed windows, two radiators and a range of fitted wardrobes and cupboards. Door to:-

ENSUITE BATHROOM

A spacious ensuite bathroom with ceiling light, rear facing double glazed opaque window, radiator and separate heated towel rail. There is a four piece suite consisting of bath, separate shower cubicle with shower attachment over, light, wash hand basin with cupboards under, bidet and low level W.C.

BEDROOM TWO

10'9 x 10'7

A double bedroom with ceiling light, front facing double glazed window and radiator.

BEDROOM THREE

10'6 x 8'2

Another double bedroom with ceiling light, side facing double glazed window and radiator.

BEDROOM FOUR

11'7 x 7'8

A good size single bedroom with ceiling light, front facing double glazed window and radiator.

FAMILY BATHROOM

7'5 x 6'1

Ceiling light, front facing opaque double glazed window and radiator. There is a three piece suite consisting of bath with shower attachment over, wash hand basin with cupboards under and low level W.C.

OUTSIDE

To the front of the property is an 'in and out' block paved driveway offering fantastic space for parking of several vehicles. There is a lawned fore garden, planted border with mature shrubs and side pedestrian access to the rear.

To the rear of the property is a private, enclosed, low maintenance garden, mainly laid to lawn with slabbed and decked seating areas and an ornamental fish pond.

SERVICES

We believe all mains services are connected to the property. This has not been verified.



Viewings

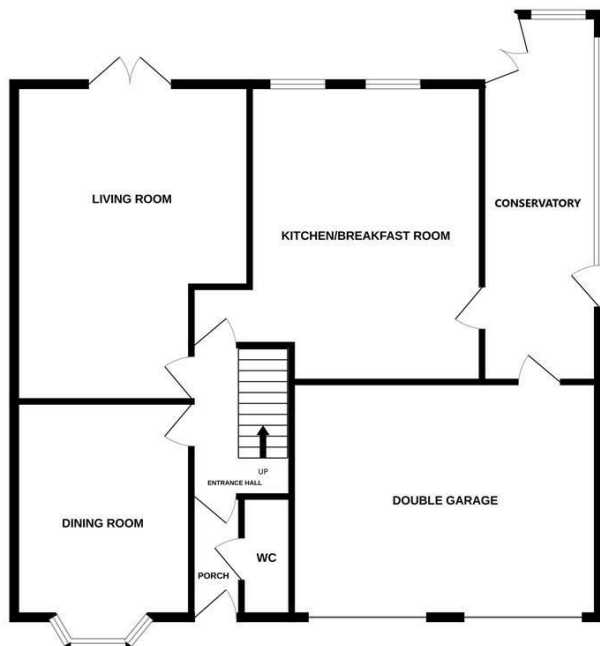
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

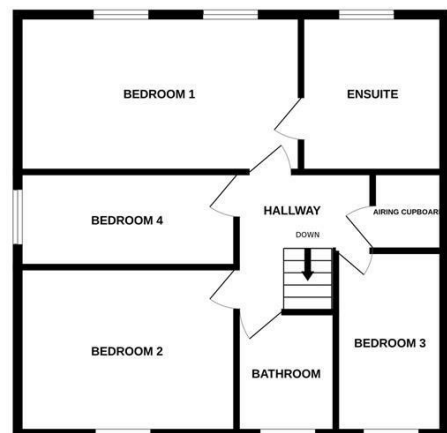
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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