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Parkinson Wright
Estate Agents



Henley Drive, Droitwich, WR9 7RX

Price Guide £290,000

- Semi-detached
- Two Reception Rooms
- Garden and Parking
- Cul-de-sac Location
- IDEAL FIRST PURCHASE OR INVESTMENT
- Three Bedrooms
- Double Glazing & Gas Central Heating
- Garden Workshop
- NO CHAIN

23 Henley Drive, Droitwich WR9 7RX

A three bedroomed semi detached property, nestled in a quiet cul-de-sac location in Droitwich. This property has the added bonus of solar panels and a garden workshop. NO CHAIN. EPC - A

 3  1  2  A

Council Tax Band: B





LOCATION & DESCRIPTION

Occupying a prime position in a cul de sac location, within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Access to the property is over the driveway to the composite front door.

HALLWAY

Ceiling light fitting, meter boxes and a built in cupboard with light, coat hooks and internal cupboard. Door to;

DINING ROOM

11'11" max x 8'7" max

Having ceiling light fitting with decorative rose and coving, tiled floor and radiator. Archway to kitchen, a pair of fully glazed uPVC doors leading to conservatory and an internal door to the Lounge.

KITCHEN

11'11" max x 8'3" max

A lovely light kitchen with ceiling light fitting, rear facing uPVC double glazed window and radiator. The kitchen consists of a range of base and wall units with work surfacing over and tiled splashbacks. Room and spaces for appliances, wall mounted Worcester combination boiler, a Bosch split level oven and grill, Bosch electric hob with pull out extractor above, one and a half bowl stainless steel sink with drainer and plumbing for appliances.

LOUNGE

17'7" max x 12'0" max

A good sized reception room with ceiling light fitting and decorative rose and coving. Two wall lights, front facing uPVC double glazed window, radiator, consumer unit and stairs to first floor.

CONSERVATORY

9'6" x 8'7"

Being a uPVC double glazed conservatory with poly carbonate roof, matching pair of fully glazed doors leading to the garden along with a light fitting to the wall.

STAIRS & LANDING

With access to loft, ceiling light fitting, radiator and doors radiating to;

BEDROOM ONE

12'1" max x 8'9" max

Ceiling light fitting, rear facing uPVC double glazed window, radiator and a full height built in wardrobe.

BEDROOM TWO

11'11" x 8'7"

Having ceiling light fitting and the benefit of dual aspect uPVC double glazed windows, loft access and a radiator.

BEDROOM THREE

10'1" max to wardrobes x 8'5"

Ceiling light fitting, front facing uPVC double glazed window, radiator and benefitting from a range of fitted bedroom furniture consisting of doors, shelves, hanging rails and drawers.

BATHROOM

9'0" max x 5'4" max

Being tiled to full height with a suite comprising of bath, corner shower cubicle with electric Mira shower, WC, basin and pedestal, chrome towel rail, shaver socket, wall mirror and having the added bonus of a storage area with slatted shelves and a ceiling light fitting.

OUTSIDE

To the front of the property there is a gravelled parking area, with some shrubs, slabbed path to front door and a further gravelled area to the wooden gates giving access to the rear garden.

To the rear of the property there is a slabbed patio style garden with mature borders and shrubbery, fencing to boundaries and a brick built Garden Workshop.

WORKSHOP

15'1" max x 13'10" max

Brick built with a pair of uPVC multi paned doors leading in, side uPVC double glazed window and a further single pedestrian door, this workshop benefits from both power and lighting.

SERVICES

We believe all mains services are connected, however this will need to be confirmed with your legal representative.



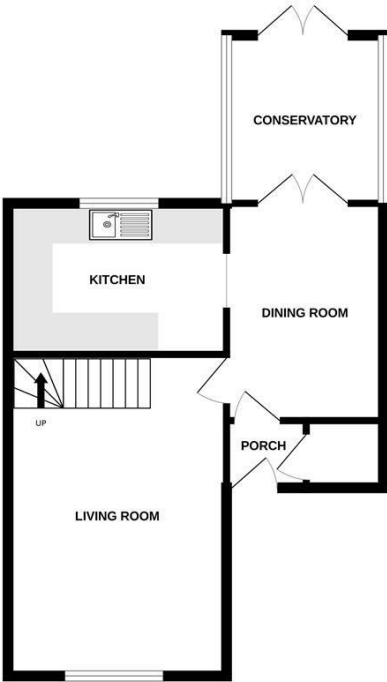
Viewings

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

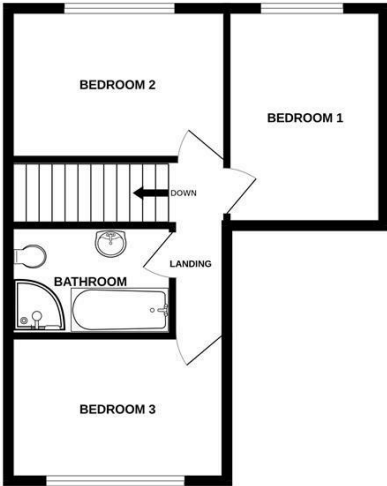
EPC Rating: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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