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Parkinson Wright
Estate Agents



Showell Grove, Droitwich, WR9 8UD

Price Guide £285,000

- Link-Detached Property
- Gas Central Heating & Double Glazing
- Sought after cul-de-sac Location
- NO CHAIN
- Three Bedrooms
- Garden, Garage & Parking
- IDEAL INVESTMENT OR FIRST HOME

43 Showell Grove, Droitwich WR9 8UD

A three bedroom link-detached property, nestled in a quiet and highly sought-after cul-de-sac location in Droitwich. With double glazing and gas central heating and a garage, this property really needs to be seen to be appreciated. EARLY VIEWING ESSENTIAL. NO CHAIN. EPC - C



Council Tax Band: D



LOCATION & DESCRIPTION

Occupying a prime position in a desirable cul de sac within easy reach of Droitwich Spa and Worcester City, close to motorway links. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. 43 Showell Grove is accessed via a wooden half glazed door opening to;

HALLWAY

Ceiling light fitting, consumer unit, radiator, stairs to first floor and door to;

LOUNGE

14'5" x 10'7"

A light and airy room with a front facing double glazed window, two ceiling spotlight fittings and radiator. Feature fireplace with marble heath and insert, along with wooden surround and hearth, and an inset electric fire. There is a built in under stairs storage cupboard with alarm control panel. Door to;

DINING KITCHEN

13'10" max x 8'9" max

A good sized room with rear facing double glazed window and a set of fully glazed sliding patio doors to garden. Spotlight ceiling light fitting and a radiator. The kitchen comprises of a range of fitted base and wall units with work surfacing over and tiled surround. Single bowl stainless steel sink with matching drainer, appliance spaces and plumbing for washing machine. Wall mounted Valliant gas boiler, Inset hob and built in oven with extractor over.

STAIRS AND LANDING

Ceiling light fitting, access to loft and doors radiating to;

BEDROOM TWO

7'4" x 6'9" to wardrobe

Having rear facing double glazed window, ceiling light fitting and radiator. This room benefits from a built in wardrobe with full height sliding mirrored doors, shelves and clothes rails.

BEDROOM THREE

8'10" max x 6'5" max

Rear facing double glazed window, ceiling light fitting and radiator.

BEDROOM ONE

14'0" max x 9'8" max

This principal bedroom benefits from two front facing double glazed windows, ceiling light fitting and radiator. There is a built in cupboard housing the hot water cylinder.

BATHROOM

5'10" max x 6'5" max

With side double glazed window, ceiling light fitting and radiator. The fitted suite comprises of WC, basin with pedestal and bath with Mira sport shower over.

OUTSIDE

To the front of the property there is a tarmacadam driveway leading to the garage. Slabbed pathway leading to front door and a neatly presented area of lawn and hedging.

To the rear of the property there is a slabbed patio area leading to the area of lawn and pedestrian door to garage. The garden is enclosed with wooden fencing, shrubs and landscaped gravelled areas. There is a useful garden shed. This really could be a beautiful outside space.

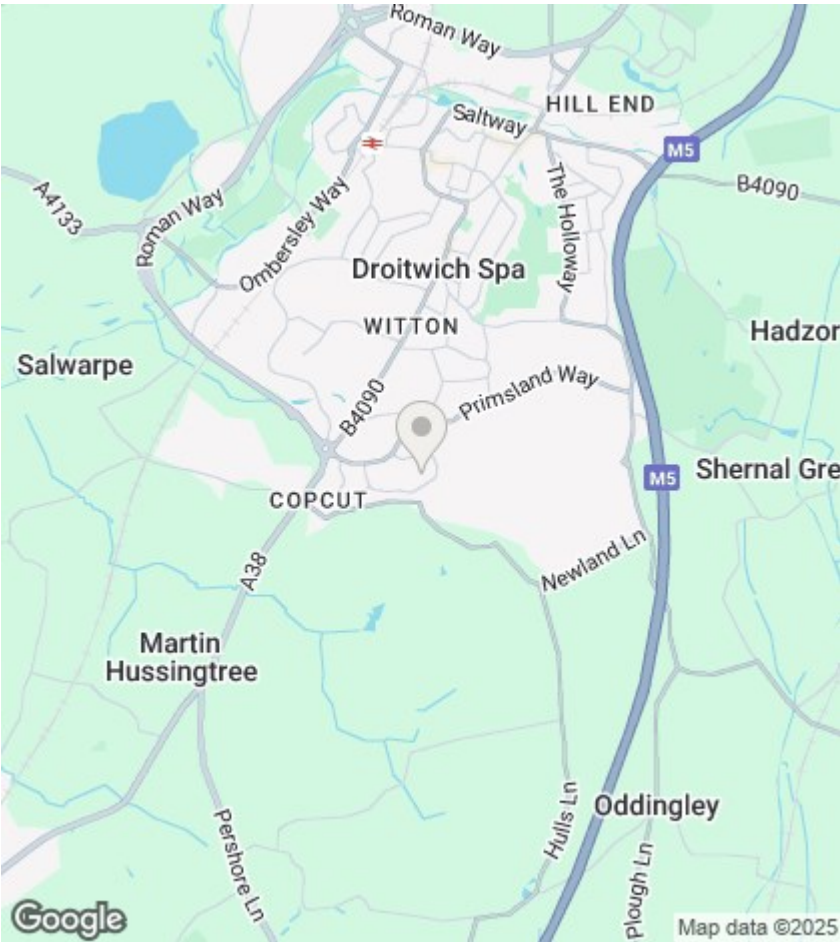
GARAGE

17'8" x 8'3"

Having pedestrian door from rear garden, up and over front door, window, power and lighting.

SERVICES

We believe all mains services are connected



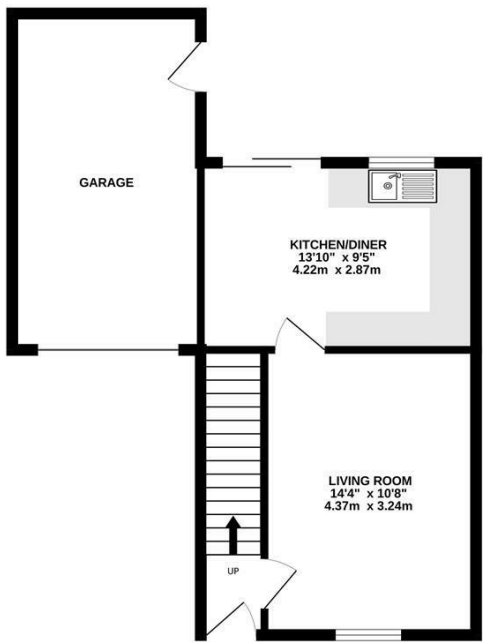
Viewings

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

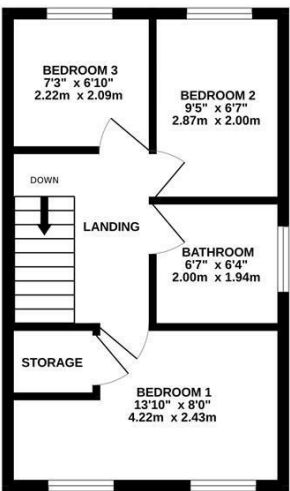
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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