



Allan Morris
estate agents

Droitwich Road, Worcester.

28 Droitwich Road, Worcester. WR3 7LH

Features

- Detached period family home
- Three Bedrooms
- Huge potential
- Generous well tended gardens
- Private driveway and garaging to the rear
- NO ONWARD CHAIN

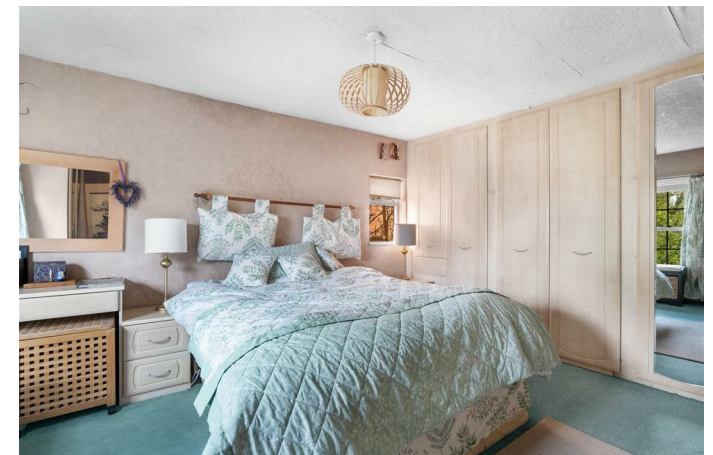
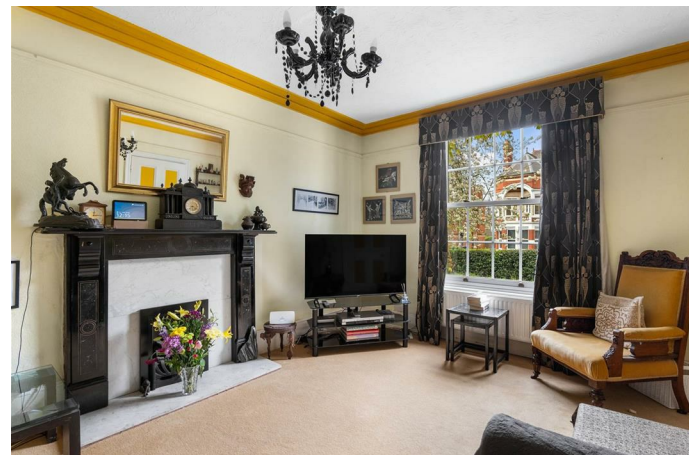
A wonderful opportunity to acquire a period three bedroom detached family home, inviting some updating and with huge potential for extension if required, situated in the sought after North Worcester area.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Breakfast Room, Snug/Study and downstairs Cloakroom. On the first floor: Three Bedrooms, En-Suite Shower Room and Family Bathroom.

Outside: To the front is a delightful foregarden. To the rear is a most generous private garden, offering a good degree of privacy. The property has the benefit of a private driveway and triple Garaging to the very rear.

LOCATION:

Located in the popular North Worcester area, there is easy access to motorway links via Junction 6 of the M5. The property is also within easy reach of Worcester City centre and has a number of useful amenities close by, to include a thriving Public House, Doctors Surgery with Pharmacy, as well as a Convenience Store. The property also benefits from a popular school catchment for both Primary and Secondary options.





Directions:

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse onto the A38 Droitwich Road. As you bear right onto Droitwich Road, continue for a short while, where number 28 can be found on the right hand side.

WAM 7267

Useful Information:

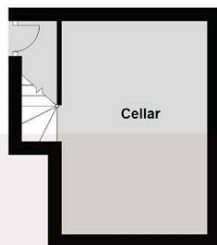
Tenure: Freehold

EPC Rating: D

Council Tax Band: E



Cellar
Approx. 18.6 sq. metres (200.6 sq. feet)



Ground Floor
Approx. 104.2 sq. metres (1121.9 sq. feet)



First Floor
Approx. 89.0 sq. metres (742.6 sq. feet)



Total area: approx. 191.9 sq. metres (2065.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN:
10'9" x 10'0"

DINING ROOM:
13'0" maximum 11'7" minimum x 11'3"

BREAKFAST ROOM:
10'0" x 6'2"

LIVING ROOM:
16'0" x 11'4"

SNUG / STUDY:
11'0" maximum 9'4" minimum x 10'1"

CELLAR:
15'8" x 11'2"

BEDROOM 1:
16'0" max (to rear of wardrobes) x 11'4"

EN-SUITE SHOWER ROOM:
10'1" x 4'6"

BEDROOM 2:
16'0" x 11'4"

BEDROOM 3:
11'0" maximum 9'8" minimum x 10'4"

BATHROOM:
10'2" x 7'0"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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