



Allan Morris
estate agents

**Corbett Street, Droitwich,
Worcestershire.**

2 Corbett Street, Droitwich, Worcestershire. WR9 7BQ

Features

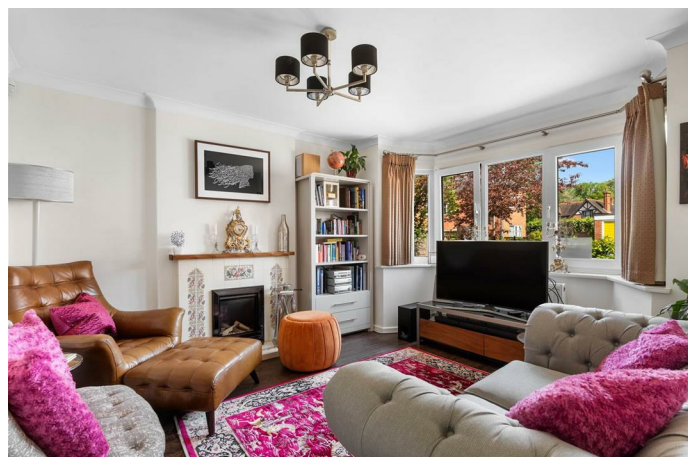
- 4 Bedroom detached traditional house
- Master with modern En-Suite
- Good size open-plan Kitchen/Breakfast/Family Area leading to Conservatory
- Ample parking
- Large established
- Plans passed for further extension, if required

A wonderful opportunity to acquire a spacious and flexible four bedroom detached family home, situated within this sought after area of Droitwich, offering local schooling, amenities, easy access into Droitwich, Worcester and major transport links.

Accommodation briefly comprises: Porch leading to Hallway with downstairs Cloakroom, Sitting Room to front elevation with bay window, open-plan recently extended Kitchen/Breakfast/Dining Area with Utility off, leading into Family Area and large Conservatory to the rear. On the first floor: Master Bedroom with modern En-Suite, three further good size Bedrooms and Family Bathroom.

Outside: To the front is ample off road parking for numerous vehicles, with access to front of Garage/Storage. The rear of the property has a mature lawned garden, with pear tree and ornamental pond, together with raised decked area and to the far end a potential Home Office/Den and shed.

AGENT'S NOTE: There are existing plans that have been passed to further extend to the rear elevation, if required.





Directions:

From Worcester City centre proceed out along the A38 in the direction of Droitwich and into the village of Fernhill Heath. Stay on the A38 and at the roundabout take the 3rd exit onto Worcester Road. Continue along for some distance, turning right onto Corbett Street, where number 2 will be found on the right hand side.

WAM 7285

Additional Information:

- * Original house built 1950s, extension built 2019.
- * Updated to latest electrical regs, with partial rewire, multiple TV points added in all rooms, new consumer unit 27/05/2016.
- * Ultra Fast Fibre broadband 900Mbps connection.
- * New alarm system with fobs and remotely via mobile app installed Feb 2023.
- * New CCTV front and back viewable on TV and remotely via mobile app installed Feb 2023.



Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: D



Ground Floor
Approx. 94.6 sq. metres (1018.5 sq. feet)



First Floor
Approx. 63.0 sq. metres (677.7 sq. feet)



Total area: approx. 157.6 sq. metres (1696.2 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 / BREAKFAST / DINING AREA:
18'8" x 14'1"

UTILITY:
10'5" x 4'3"

FAMILY AREA:
12'5" x 10'9"

CONSERVATORY:
13'9" x 11'9"

SITTING ROOM:
12'9" to bay x 11'9"

MASTER BEDROOM:
13'5" to bay x 11'1"

EN-SUITE:
7'10" x 7'2"

BEDROOM 2:
12'1" x 10'9"

BEDROOM 3:
12'1" x 10'2"

BEDROOM 4:
10'5" x 10'2"

FAMILY BATHROOM:
7'10" x 6'10"

SHED / OFFICE:
16'0" x 8'2"

GARAGE:
10'5" x 7'2"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ

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.