

# 16 Berrill Close, Droitwich, Worcestershire. WR9 7RG

### **Features**

- NO ONWARD CHAIN
- Annexe potential
- 4/5 Bedrooms
- Quiet cul-de-sac location

A fantastic chance to acquire a most spacious and extended 4/5 bedroom detached family home, situated in this quiet cul-de-sac, inviting further scope for modernisation, if required.

Accommodation briefly comprising: Entrance Hall, Living Room, Dining Room, Kitchen, Bedroom 5/potential Playroom, downstairs Cloakroom and integral Garage. To the first floor: Four Bedrooms and Family Bathroom.

Outside: To the front is an ample driveway and large garden to the rear is a fully enclosed garden.









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### **Directions:**

From Worcester City centre proceed out along the A38 The Tything, forking right at the Gatehouse onto the A38 Droitwich Road, continuing through Fernhill Heath on towards Droitwich. When you reach the roundabout, take the 4th exit onto Addyes Way and at the nest roundabout take the 3rd exit onto Primsland Way. Proceed along for 1/2 a mile and turn left into Suffolk Way. Continue along and take the first left into Berrill Close, where number 16 can be found on the right hand side, as indicated by our For Sale board.

WAM 7305

### **Useful Information:**

Tenure: Freehold

EPC Rating: E

Council Tax Band: E



Total area: approx. 156.3 sq. metres (1682.5 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.

# **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.

# **Floorplan Measurements:**

LIVING ROOM: 18'11" x 9'11"

DINING ROOM: 10'8" x 9'5"

KITCHEN AREA: 12'5" x 9'1"

UTILITY AREA: 13'0" x 6'1"

BEDROOM 5 / PLAYROOM: 16'9" x 7'3"

BEDROOM 1: 13'9" x 8'10"

BEDROOM 2: 15'10" x 7'3"

BEDROOM 3: 10'8" x 9'10"

BEDROOM 4: 10'1" x 9'3"

BATHROOM: 15'7" x 10'0"

GARAGE: 16'2" x 8'8"

# Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ