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estate agents

 **MAYFAIR**  
OFFICE GROUP



17 Corbett Street, Droitwich Spa, Worcestershire. WR9 7BQ

£475,000

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Situated within this sought after area of Droitwich, this traditionally built property has been updated and offers further potential, off road parking and garden.

Accommodation briefly comprising: Initial Porch, original tiled flooring in Hallway, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility/downstairs Shower Room and Cellar. On the first floor: Two double Bedrooms, a single Bedroom and Family Bathroom. On the second floor: Master Bedroom with En-Suite Shower Room.

Outside: There is off road parking to the side, leading to a mature garden and patio area with further outbuilding.

LOCATION: Easy access to amenities, schooling and motorway links.

**Sitting Room** - 4.6m to bay x 3.9m (15'1" x 12'9")

**Dining Room/2nd Reception** - 4.2m x 3.8m (13'9" x 12'5")

**Kitchen/Breakfast Room** - 7.3m x 3.7m max (23'11" x 12'1")

**Utility/Downstairs Shower Room** - 2.8m x 2.3m (9'2" x 7'6")

**Cellar** - 4m x 3.3m (13'1" x 10'9")

**Bedroom 2** - 4m x 3.9m (13'1" x 12'9")

**Bedroom 3** - 4.2m x 3.3m (13'9" x 10'9")

**Bedroom 4** - 3.2m x 2m (10'5" x 6'6")

**Bathroom** - 2.7m x 1.4m (8'10" x 4'7")

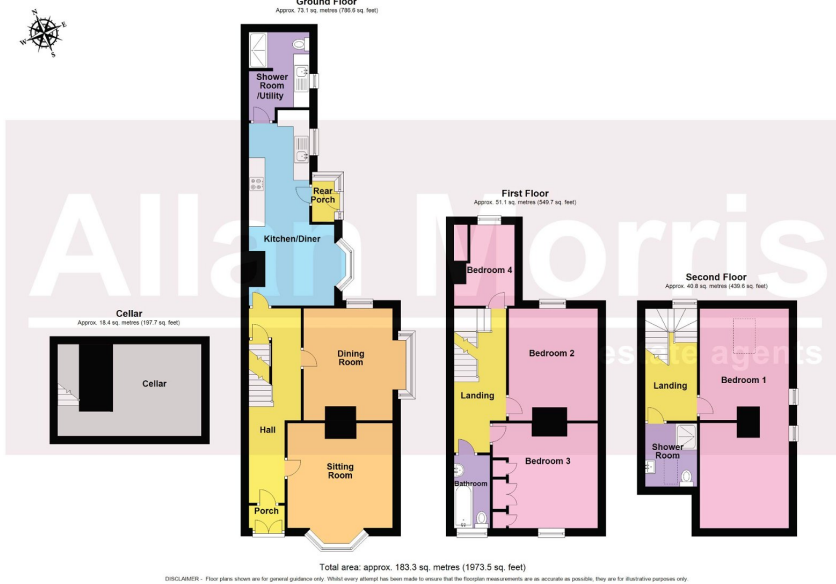
**Master Bedroom** - 8.3m x 3.3m (27'2" x 10'9")

**En-Suite Shower Room** - 2.5m x 2m (8'2" x 6'6")

**Outbuilding** - 3.6m x 2.8m (11'9" x 10'2")







- 4 Bedroom period property
- Master Bedroom with En-Suite
- Sitting Room with bay window to front elevation
- Cellar
- No Onward Chain
- Spacious and flexible accommodation
- Some original features
- Extended Kitchen/Breakfast Room
- Parking and pleasant garden
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	