



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Plough Road, Tibberton, Droitwich, WR9 7NQ

Offers In Region Of £360,000

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Offering huge potential, this two bedroom end of terrace Cottage situated in this sought after village location, with large garden and detached garaging offering further scope.

Accommodation briefly comprising: Entrance Porch, Sitting Room with woodburner, Dining Room, Kitchen with quartz surfaces and Rangemaster, Utility/Laundry area and downstairs Cloakroom. To the first floor: Two good size double Bedrooms and a Family Bathroom with rolled top Bath.

Outside: Large lawned garden and gate leading to off road parking and detached garaging, offering further potential.

LOCATION: The property is situated within this sought after village, offering local schooling, Village Hall and local pub, easy access into Crowle, Worcester and major transport links.



Sitting Room - 5.9m (to bay) x 3.5m (19'4" x 11'5")

Kitchen - 3.8m x 2.4m (12'5" x 7'10")

Utility Room - 1.9m x 1.7m (6'2" x 5'6")

Bedroom 1 - 4.5m x 3.4m (14'9" x 11'1")

Bedroom 2 - 3.8m x 2.4m (12'5" x 7'10")

Bathroom - 3.2m x 2.7m (10'5" x 8'10")





Total area: approx. 120.8 sq. metres (1299.8 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.

- 2 bedroom end of terrace Cottage
- Local schooling
- Large garden
- 2 detached Garages offering further scope
- Freehold
- Sought after village location
- Sitting Room with woodburner
- Potential to extend
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	