



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

6 Gresley Way, Copcut, Droitwich Spa, Worcestershire. WR9 7JD

£450,000

🛏️ 4 🪑 2 🚗 2



A modern and spacious four bedroom detached family home, situated on the outskirts of the popular town of Droitwich. There is no maintenance fee.

Accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, Living Room, Study, spacious Kitchen, Diner and Utility Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: To the front is a low maintenance foregarden. To the side is parking for two vehicles and a detached single Garage. To the rear is an enclosed private garden.

LOCATION:

The property is located on the outskirts of Droitwich with the town offering several amenities, including shops, pubs and cafes as well as the historic Droitwich Spa Lido and park. The property also benefits from easy access to motorway services and back into Worcester City.

Kitchen/Diner - 3.86m x 7.11m (12'7" x 23'3")

Utility - 2.09m x 1.65m (6'10" x 5'4")

Living Room - 5.03m x 3.65m (16'6" x 11'11")

Study - 2.09m x 2.03m (6'10" x 6'7")

Bedroom 1 - 4.55m x 3.65m (14'11" x 11'11")

Bedroom 2 - 3.8m x 2.75m (12'5" x 9'0")

Bedroom 3 - 3.21m x 2.75m (10'6" x 9'0")

Bedroom 4 - 3.07m x 2.71m (10'0" x 8'10")

Garage - 6.05m x 3.05m (19'10" x 10'0")





Total area: approx. 144.0 sq. metres (1549.6 sq. feet)

- Detached 4 bedroom modern • 2 Bathrooms family home
- Detached single garage
- Easy access to local amenities
- EPC Rating B
- Flexible living accommodation
- Council Tax Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	