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 **MAYFAIR**
OFFICE GROUP

18 Willow Court, Droitwich, Worcestershire. WR9 9HL
£175,000

2 1 1



A much improved and very well presented two bedroom converted property, with en-bloc garage and parking.

Accommodation briefly comprises: Entrance Hall, refitted modern Kitchen and open-plan Living Room/Diner. On the first floor: Two Bedrooms and refitted Bathroom.

Outside: To the front is a pleasant landscaped foregarden, with pedestrian access to front door. To the rear is a courtyard garden, which has been extensively landscaped and offers entertaining space. The property also benefits from an En-bloc single Garage and parking space.

LOCATION:

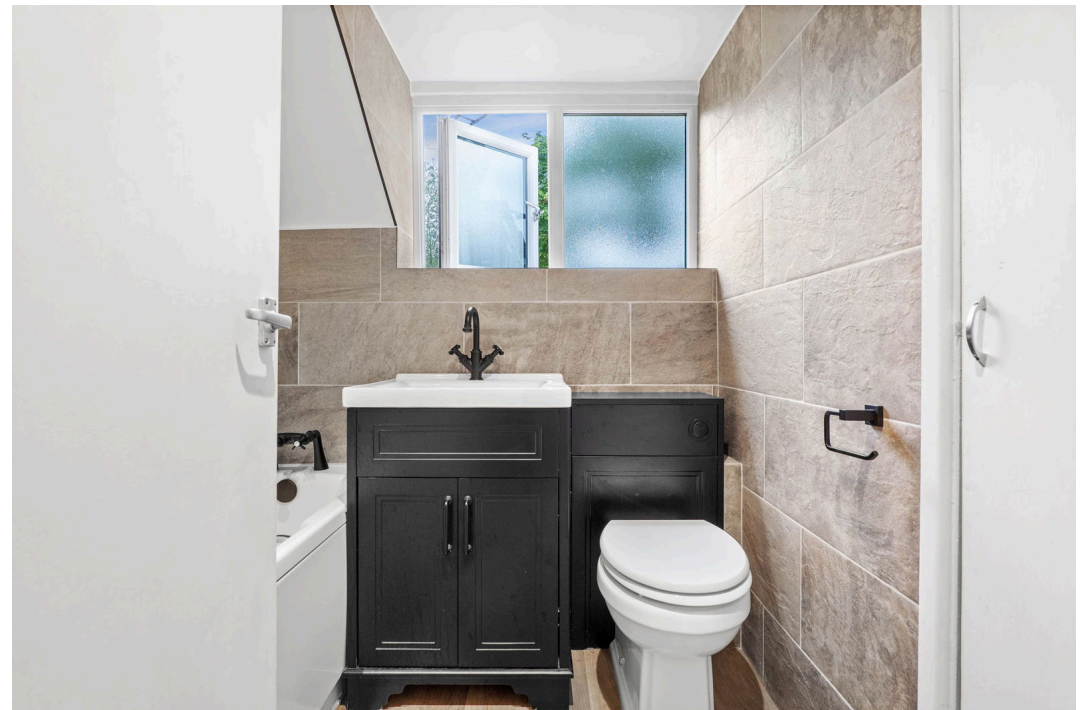
The property is situated in this quite development, offering easy access into Droitwich Town centre, major transport links and across the county.

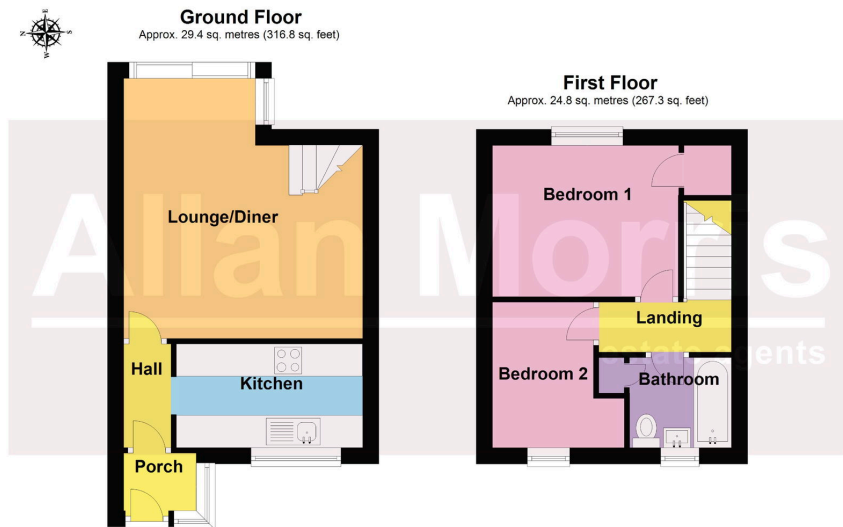
Kitchen: - 3.43m x 1.93m (11'3" x 6'4")

Lounge / Diner: - 4.75m x 4.47m (15'7" maximum x 14'8" maximum)

Bedroom 1: - 3.45m x 2.9m (11'4" x 9'6")

Bedroom 2: - 2.46m x 2.46m (8'1" x 8'1")





Total area: approx. 54.3 sq. metres (584.1 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.

- Excellent 1st time buy
- Refitted Bathroom
- Single Garage
- Very well presented
- Modernised
- Refitted Kitchen
- Low maintenance garden
- Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	