



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



26 Pilgrim Road, Droitwich, Worcestershire. WR9 8QA  
£325,000

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A three bedroom detached house, offering much potential to update, situated in the popular town of Droitwich, close to schooling, with easy access to Worcester and transport links.

Accommodation: Entrance Hall, 2nd Reception/Family Room, Playroom, Sitting Room leading to Conservatory, modern recently fitted Kitchen, access into potential Utility and downstairs Cloakroom. To the first floor: Three double Bedrooms and Family Bathroom with separate W.C.

Outside: To the front is ample off road parking via a driveway. The rear has a good size patio area, leading to a large lawn with raised flower beds to the side and offers further scope.

AGENT'S NOTE: New boiler and radiators fitted in 2019, as well as re-wiring and majority new windows.

LOCATION: The property is situated within easy reach of a sought after local school, together with easy access to local amenities, Droitwich Town and major transport links.

**Conservatory** - 3m x 2.9m (9'10" x 9'6")

**Sitting Room** - 4.2m x 3.8m (13'9" x 12'5")

**2nd Reception / Family Room** - 3.5m x 3m (11'5" x 9'10")

**Kitchen** - 3.7m x 2.6m (12'1" x 8'6")

**Potential Utility Room / W.C.** - 2.7m x 1.3m (8'10" x 4'3")

**Play Room / Office** - 2.9m x 2.4m (9'6" x 7'10")

**Bedroom 1** - 4.6m x 3.7m (15'1" x 12'1")

**Bedroom 2** - 4.3m x 3m (14'1" x 9'10")

**Bedroom 3** - 3.5m x 3m (11'5" x 9'10")

**Bathroom** - 2.5m x 1.9m (8'2" x 6'2")





- Early viewing highly recommended
- Detached house
- Offering much potential
- Large rear garden
- Council Tax Band D
- 3 good size Bedrooms
- Brand new Kitchen
- Scope to extend
- Sought after location

