



**Allan Morris**  
estate agents

**Addyes Green, Droitwich,  
Worcestershire.**



**7 Addyes Green, Droitwich, Worcestershire.  
WR9 8PJ**

**Features:**

- \* Re-configured modern family home
- \* 4 Double Bedrooms
- \* Spacious living accommodation
- \* Driveway & Garage
- \* Fully enclosed garden
- \* Popular location

An immaculate and much improved, extended four bedroom detached family home, situated in a quiet location within the popular town of Droitwich.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Study, Living Room, Dining Room, wonderful open-plan Kitchen/Breakfast Room/Family Room and Utility. On the first floor: Master Bedroom with En-Suite Shower Room, Guest Bedroom with En-Suite Shower Room, two further double Bedrooms and re-configured spacious Family Bathroom.

Outside: To the front is private driveway and access into Garage. To the rear is fully enclosed garden, benefiting from composite decking with lighting and lawned garden.

**LOCATION:**

The property is situated within this sought after town of Droitwich, offering easy access to local amenities, including shops, cafes, Droitwich Spa Lido and Park, as well as easy access to Worcester, Bromsgrove and major transport links.





## Directions:

From Worcester City centre proceed out along the A38 in the direction of Droitwich and into the village of Fernhill Heath. Continue through the village in the direction of Droitwich. At the 1st roundabout take a right hand turn into Addyes Way, from there take the 3rd right hand turn into Showell Road, then 1st left into Addyes Green, bearing right, where number 7 can be located on the right hand side.

WAM 7864

## Useful Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: G

PRICE: £ 640,000





**Ground Floor**  
Approx. 110.8 sq. metres (1192.4 sq. feet)



**First Floor**  
Approx. 98.7 sq. metres (1062.6 sq. feet)



Total area: approx. 209.5 sq. metres (2255.0 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.

## Floorplan & Measurements:

**Living Room:** - 5.38m x 3.48m (17'8" max (into bay) 15'5" min x 11'5")

**Study:** - 3.38m x 2.54m (11'1" x 8'4")

**Dining Room:** - 4.27m x 3.07m (14'0" x 10'1")

**Breakfast Kitchen/Family Room:** - 6.73m x 6.02m (22'1" max x 19'9" max)

**Utility Room:** - 3.2m x 1.65m (10'6" x 5'5")

**Bedroom 1:** - 5.31m x 4.37m (17'5" x 14'4")

**En-Suite Shower Room:** - 2.57m x 1.55m (8'5" x 5'1")

**Bedroom 2:** - 4.11m x 3.96m (13'6" x 13'0")

**En-Suite Shower Room:** - 2.59m x 1.42m (8'6" x 4'8")

**Bedroom 3:** - 3.71m x 3.48m (12'2" x 11'5")

**Bedroom 4:** - 3.53m x 3.51m (11'7" x 11'6")

**Family Bathroom:** - 3.23m x 2.18m (10'7" x 7'2")

**Garage:** - 5m x 2.69m (16'5" x 8'10")

**Further Utility Area:** - 2.54m x 1.73m (8'4" x 5'8")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**Address:**  
32 Sidbury, Worcester, WR1 2HZ