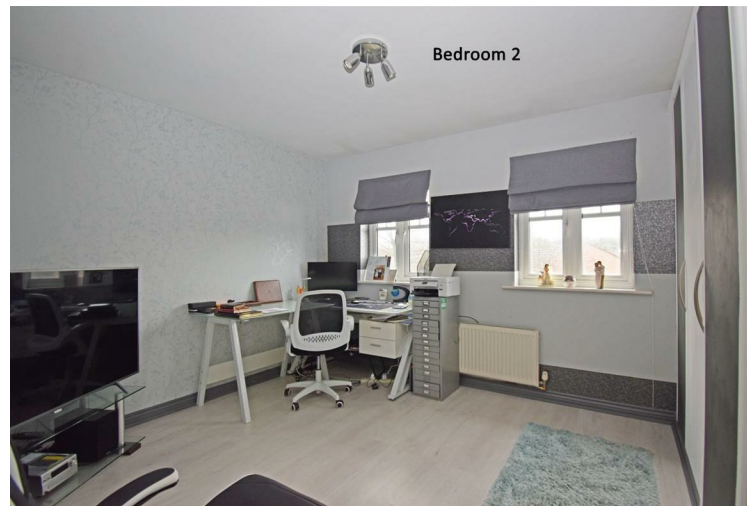


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



3 Impney Way, Droitwich, Worcestershire, WR9 7EJ

This freehold detached family home is situated in a popular residential area within walking distance of the facilities of the town centre. The house offers flexible accommodation plus a large double garage that is currently partitioned to create two offices/playrooms and a large utility room.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



Price £450,000 'No Upward Chain'

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0121 445 5209

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IMPORTANT INFORMATION

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 the 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 particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS - If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Freehold detached family home
- Four bedrooms
- En suite shower room
- Jack 'n' Jill shower room
- Family bathroom
- Lounge & Dining room
- Double glazed conservatory
- Fitted kitchen & breakfast room
- Hallway with fitted cloakroom
- PVC double glazing & Gas-fired CH

BEDROOM FOUR 9'4" x 7'9" (2.84m x 2.36m)

(Measurements exclude wardrobe) having a built-in wardrobe, double glazed window to rear, radiator and ceiling light point.

FAMILY BATHROOM 7'1" x 6'2" (2.16m x 1.88m)

(Measurements include suite & recess) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath. Part tiled walls, obscure double glazed window to rear, radiator, extractor fan, and four inset ceiling spotlights.

OUTSIDE

DOUBLE GARAGE

(CURRENTLY PARTITIONED TO TWO ROOMS AND UTILITY ROOM)

OFFICE/PLAY ROOM ONE 17'6" x 8'8" (5.33m x 2.64m)

Having two floor level fan heaters, built-in cupboard, power points, six inset ceiling spotlights, a ceiling lighting track and a partition wall with an opening to:

OFFICE PLAY ROOM TWO 16'5" x 8'3" (5.00m x 2.51m)

Having a floor level fan heater, access hatch to loft, four inset ceiling spotlights, two ceiling lighting tracks and a partition wall with an opening to:

UTILITY ROOM 11'6" x 8'4" (3.51m x 2.54m)

(Measurements include units) having base and wall units with a work top surface, single bowl/single drainer sink with vegetable preparation bowl. Double glazed window to rear, power points and two ceiling lighting tracks.

PARKING

The house is approached from the shared tarmac driveway over a tarmac drive providing off-road parking for two cars side-by-side.

GARDENS

The house stands behind a lawn. A pathway with a gate leads along the side to the rear, where the property benefits from a private garden comprising: a paved patio across the rear of the house, beyond which is a lawn with mature trees and shrubs.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: F

(Wychavon District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Droitwich: take the B4090 Hanbury Road. At the mini island take the second exit, continuing along Hanbury Road. At the next mini island take the first exit into Impney Way, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2340/D1

The property more particularly comprises:

An open porch with a double glazed front door opening to the RECEPTION HALLWAY having stairs to first floor, glazed doors to lounge and kitchen, obscure double glazed window to front, radiator, six inset ceiling spotlights and a door to:

CLOAKROOM

Having a white low flush w/c and wash hand basin, tiled dado, radiator, extractor fan and an inset ceiling spotlight.

LOUNGE 17'9" x 11'8" (5.41m x 3.56m)

(Measurements include bay) having a feature fireplace with a gas fire, double glazed bay window to front, two radiators, TV aerial point, telephone point, ceiling coving, two ceiling light points and glazed double doors to:

DINING ROOM 10'4" x 9'8" (3.15m x 2.95m)

Having a glazed door to kitchen, radiator, ceiling coving, ceiling light point and double glazed sliding doors to:

DOUBLE GLAZED CONSERVATORY 9'6" x 8'3" (2.90m x 2.51m)

Having double glazed windows overlooking the rear garden, double glazed door to the rear garden, an electric radiator, power points and light point with a fan.

FITTED KITCHEN & BREAKFAST ROOM 16'11" x 10'0" (5.16m x 3.05m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink with a vegetable preparation bowl, recesses for washing machine, tumble dryer and fridge and built-in electric oven and four ring gas hob with cooker hood over. Part tiled walls, three double glazed windows to rear, double glazed door to the rear garden, door to garage, radiator and ten inset ceiling spotlights.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having a built-in airing cupboard, four inset ceiling spotlights and an access hatch with a pull-down ladder to the boarded loft.

BEDROOM ONE 12'9" x 15'1" x 11'10" x 14'0" (3.89m x 4.62m x 3.63m x 4.29m)

(Measurements include wardrobes & recess) having a built-in wardrobe with four doors, two double glazed windows to front, radiator, ceiling light point and a door to:

EN-SUITE SHOWER ROOM 7'8" x 4'3" (2.36m x 1.30m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a shower cubicle. Part tiled walls, obscure double glazed window to side, radiator, extractor fan and three inset ceiling spotlights.

BEDROOM TWO 11'4" x 12'8" x 10'9" x 12'6" (3.45m x 3.86m x 3.28m x 3.81m)

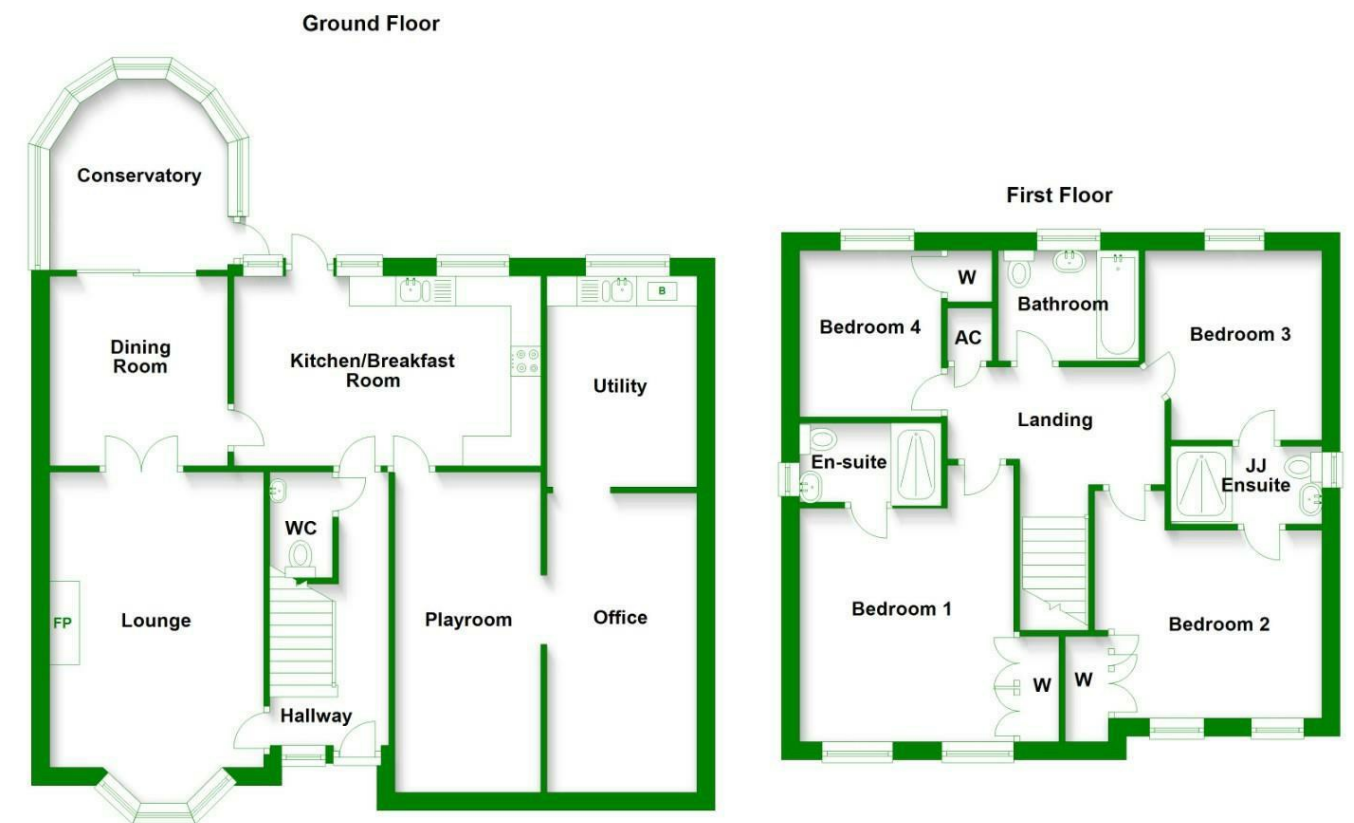
(Measurements include wardrobes & recess) having a built-in wardrobe with three doors, two double glazed windows to front, radiator, ceiling light point and a door to:

JACK 'N' JILL SHOWER ROOM 8'0" x 4'3" (2.44m x 1.30m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and shower cubicle. Part tiled walls, obscure double glazed window to side, radiator, extractor fan, three inset ceiling spotlights and a door to:

BEDROOM THREE 10'2" x 9'8" (3.10m x 2.95m)

Having a double glazed window to rear, radiator and a ceiling light point.



Not to scale.
For general guidance purposes only
and not to be taken as a statement of fact.

Plan produced using PlanUp.