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# Allan Morris

estate agents



21 Abberley Drive, Droitwich, Worcestershire, WR9 8NY

This detached bungalow is situated in a small cul-de-sac convenient for the facilities of the town centre and offers flexible accommodation and gardens to both side and the rear.



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 £375,000 'No Upward Chain'

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

### 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 bungalow
- Three double bedrooms
- Snug / 4th double bedroom
- Shower room
- Lounge & dining room
- Fitted kitchen
- Single garage
- Gardens to both sides and rear
- PVC double glazing
- Gas-fired central heating

The property more particularly comprises:

A canopy porch with a double glazed front door opening to the HALL having doors to the kitchen and lounge & dining room, built-in cloaks cupboard with double doors, radiator and a ceiling light point.

#### LOUNGE & DINING ROOM 19'11" x 9'10" < 13'3" (6.07m x 3.00m < 4.04m)

Having a fireplace with a gas fire, double glazed window to front, doors to kitchen and inner hallway, two radiators, telephone point, TV aerial point, four wall light points, ceiling light point and a double glazed window with a French door opening to:

#### DOUBLE GLAZED CONSERVATORY 14'6" x 7'5" (4.42m x 2.26m)

Having double glazed windows to front, side and rear, double glazed French door to the side garden, tiled flooring, radiator, power points and a wall light point.

#### FITTED KITCHEN 17'6" x 6'3" < 8'1" (5.33m x 1.91m < 2.46m)

(Measurements include units) having base and wall units with worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl and recesses for fridge/freezer, dishwasher, washing machine and cooker with an integrated cookerhood over. Part tiled walls, double glazed windows to front and side, double glazed door to side garden, radiator, two ceiling light points and a wall mounted gas-fired 'Worcester' combination boiler, installed in October 2011.

#### INNER HALLWAY

Having doors to shower room, three bedrooms and snug, ceiling light point and an access hatch with a pull-down ladder to the loft with a light point.

#### BEDROOM ONE 14'7" x 10'1" (4.45m x 3.07m)

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

#### BEDROOM TWO 9'10" x 9'7" (3.00m x 2.92m)

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

#### BEDROOM THREE 9'7" x 7'11" < 11'4" (2.92m x 2.41m < 3.45m)

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

#### SNUG / BEDROOM FOUR 11'6" x 8'0" (3.51m x 2.44m)

Having a double glazed window to side, radiator, TV aerial point and a ceiling light point.

#### SHOWER ROOM 8'1" x 5'2" (2.46m x 1.57m)

(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, chrome towel rail radiator, wall mounted fan heater and a ceiling light point.

### OUTSIDE

#### GARAGE 15'5" x 8'4" (4.70m x 2.54m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, door to side garden, light and power points.

#### PARKING

To the front, the garage and bungalow are approached over a paved drive providing off-road parking for up to three cars.

#### GARDENS

The bungalow stands behind a lawn and shrubbery bed. A gate opens to a paved area between the bungalow and garage with a brick store shed and opens into the side garden with a lawn, shrubbery bed, GREENHOUSE and a TIMBER STUDIO with a single glazed window, light and power points. The lawn opens into a further lawn area across the rear of the bungalow with established beds and borders and a TIMBER SUMMER HOUSE. The garden extends to the other side of the bungalow where there is an area with trees and shrubs and a pathway around the conservatory.

### 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: D, with an improvement indicator

(Wychavon District Council)

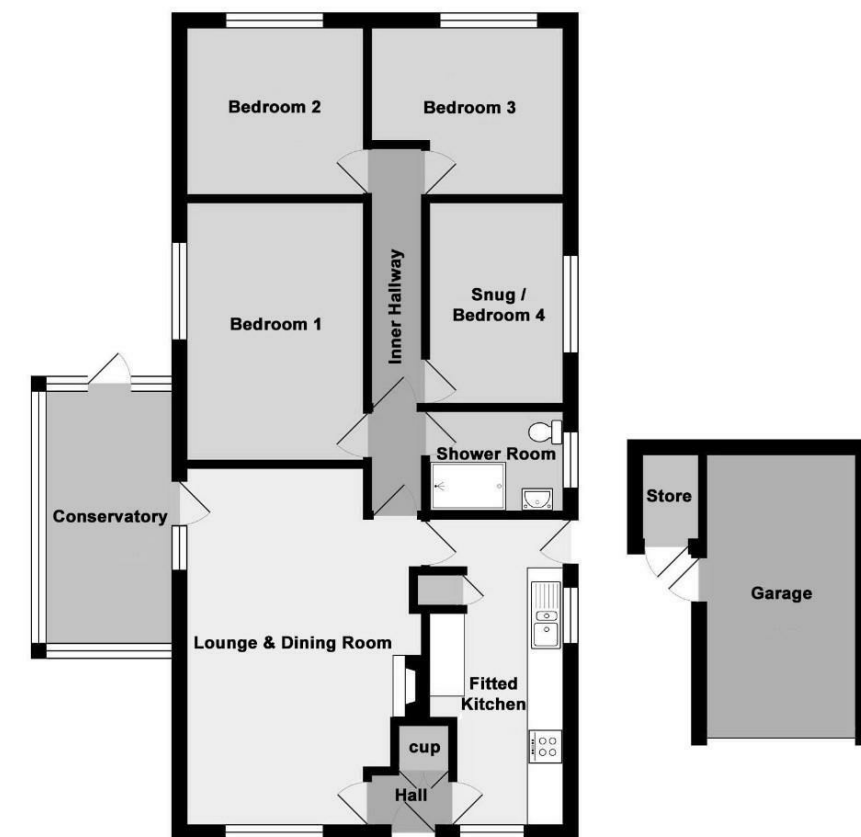
#### EPC RATING: D

(Energy Performance Certificate)

#### DIRECTIONS

From Droitwich town centre: take Worcester Road and take the fourth turning on the right into Alexander Avenue. Turn first left into Florence Avenue and follow the road around to the right into Shirley Road. Turn first left into Penrice Road, follow the road around to the right into Witton Avenue and then first right into Abberley Drive, where the property will be found at the head of the cul-de-sac, as indicated by the agent's 'for sale' board.

AMP: /D1



Detached Bungalow

Not to scale.

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