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Allan Morris

estate agents



14 Meadow Road, Droitwich, Worcestershire, WR9 9DW

This freehold mid-terraced family home offers deceptively spacious accommodation of approximately 1,100sqft, a rear garden with a lovely westerly aspect, carport and off-road parking.



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 £180,000

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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.



- **A freehold mid-terraced family home**
- **Approximately 1,100sqft**
- **Four bedrooms**
- **Bathroom**
- **Lounge**
- **Fitted kitchen & dining room**
- **L-shaped living room**
- **Gas-fired warm air CH**
- **PVC double glazing**
- **Rear garden with westerly aspect**

The property more particularly comprises:

A double glazed front door opening to the HALL having a door to lounge, wall light point, built-in cloaks cupboard and a built-in cupboard with door to front.

LOUNGE 15'9" x 8'0" (4.80m x 2.44m)

Having a double glazed window to front, warm air vents, three ceiling light points and a door to:

INNER HALL

Having stairs to first floor, door to kitchen, warm air central heating system and vent, ceiling light points and a door to:

CLOAKROOM

Having a low flush WC and wash hand basin with tiled splashback, ceiling light point and a built-in CLOAKS CUPBOARD.

FITTED KITCHEN AND DINING ROOM 15'9" x 8'0" (4.80m x 2.44m)

(Measurements include units) having base and wall units with work top surfaces, single basin/single drainer sink, and recesses for washing machine and cooker. Part tiled walls, double glazed window to rear, double glazed sliding patio door to rear garden, warm air vent and a ceiling light point.

From the inner hall, the stairs with handrail lead up to the FIRST FLOOR.

L-SHAPED LIVING ROOM 15'9" x 8'2" < 14'5" (4.80m x 2.49m < 4.39m)

Having two double glazed windows to front, stairs to first floor, warm air vent, two ceiling light points and a door to:

BEDROOM ONE 15'10" x 8'1" (4.83m x 2.46m)

Having a double glazed window to rear, warm air vent and ceiling light point.

From the living room, stairs with a handrail lead up to the SECOND FLOOR LANDING having a ceiling light point.

BEDROOM TWO 15'10" x 8'4" (4.83m x 2.54m)

(Measurements include cupboard) having a built-in cupboard, double glazed window to rear, warm air vent and ceiling light point.

BEDROOM THREE 8'5" x 7'10" (2.57m x 2.39m)

(Measurements include recess) having a double glazed window to front and ceiling light point.

BEDROOM FOUR 8'5" x 7'8" (2.57m x 2.34m)

(Measurements include recess) having a double glazed window to front, ceiling light point and an access hatch to the loft.

BATHROOM 6'2" x 4'2" < 5'9" (1.88m x 1.27m < 1.75m)

(Measurements include suite) having a low flush WC, wash hand basin and panelled bath, part tiled walls, extractor fan and ceiling light point.

OUTSIDE

CARPORT AND DRIVE

The house is approached over a block paved frontage with a carport providing off-road parking.

GARDENS

The property benefits from a rear garden with a lovely westerly aspect, comprising: a paved patio to the rear of the house, with a low wall, beyond which is a lawn with beds and borders and a paved path to the gate at the rear.

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: B

(Wychavon District Council)

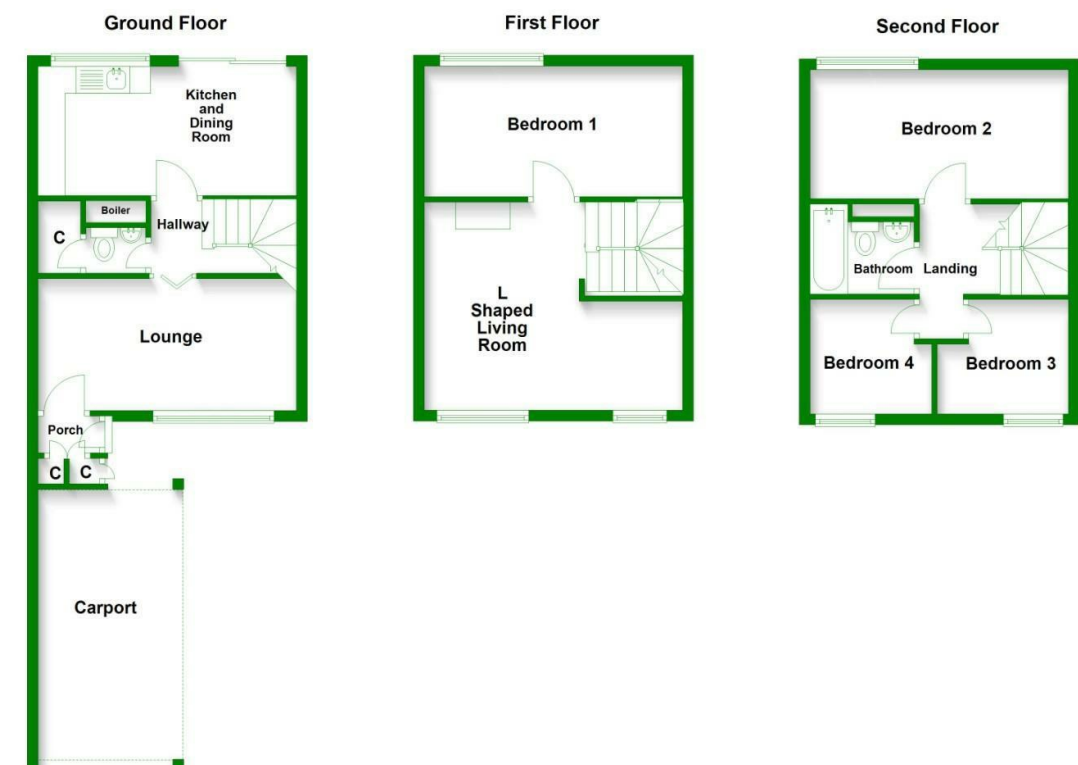
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take Queen Street and proceed straight on at the traffic lights into the B4065. At the next traffic lights turn left into the A38 Roman Way and at the island take the third exit into Westwood Road, then turn left into Meadow Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2381/D1



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

Plan produced using PlanUp.