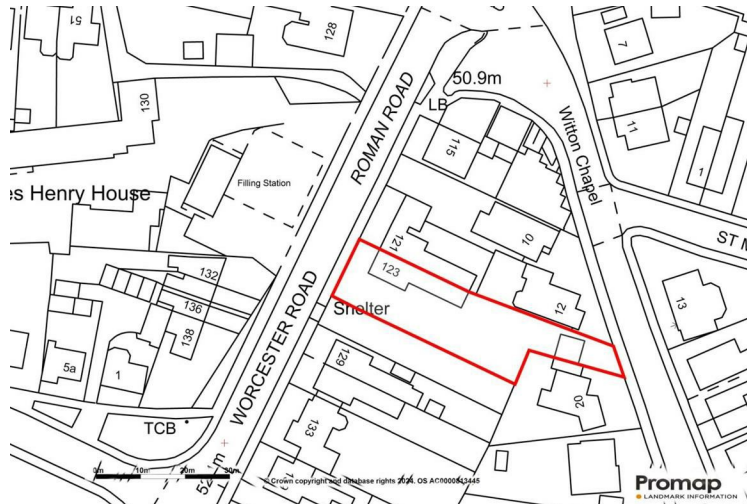


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Allan Morris

estate agents



Ellesmere, 123 Worcester Road, Droitwich, Worcestershire, WR9 8AR

This freehold semi-detached 'Victorian' family home offers spacious accommodation of approximately 1,780sqft, with excellent potential for modernisation and extension (subject to planning permission).



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 £425,000 'Vacant & No Upward Chain'

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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 Victorian semi-detached family home**
- **Internal accommodation of 1,780sqft**
- **4 good sized bedrooms & box bedroom**
- **Bathroom**
- **Reception hallway & Cellar**
- **3 reception rooms**
- **Kitchen**
- **rear hall & Shower room**
- **Conservatory**
- **Detached double garage**

BATHROOM 7'6" x 6'0" (2.29m x 1.83m)

(Measurements include suite) having a white suite comprising: a low flush WC; pedestal wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, obscure double glazed window to side, electric heated towel rail and ceiling light point.

BEDROOM THREE 12'5" x 14'0" x 10'11" (3.78m x 4.27m x 3.33m)

(Measurements include cupboards) having a double glazed window to rear, electric radiator, ceiling light point, built-in airing cupboard and a cupboard housing the cold water tank.

BEDROOM FOUR 10'9" x 7'8" (3.28m x 2.34m)

(Measurements include units) having a double glazed window to side, wall light point, ceiling light point and a wash hand basin set on a vanity unit.

STUDY/BEDROOM FIVE 9'2" x 4'6" (2.79m x 1.37m)

Having a double glazed window to front, ceiling light point and an access hatch to the loft.

OUTSIDE

DETACHED DOUBLE GARAGE 17'0" x 16'1" (5.18m x 4.90m)

(DOOR WIDTH 14'0" 4.27M) Having a metal up and over door to front, concrete base and door to rear.

PARKING

The garage is approached from Tagwell Road, over a tarmac drive providing off-road parking for up to two cars. A paved pathway leads around to the rear of the garage and the rear garden.

GARDENS

The house stands behind a small front garden behind a low wall and mature hedge. A gate out the side opens to the private side and rear garden, which is mostly laid to lawn with mature trees and shrubs and a paved terrace to the side of the house.

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

(Wychavon District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take the B4090 Worcester Road. At the island take the first exit, continuing along Worcester Road. At the traffic lights proceed straight on, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2400/D1

The property more particularly comprises:

A front door opening to the ENTRANCE LOBBY having a 'Minton' tiled floor and a front door with leaded and stained glass door opening to the RECEPTION HALLWAY having 'Minton' tiled flooring, stairs to first floor, doors to lounge, sitting room and dining room, ceiling coving, three wall light points and a door to steps down to:

CELLAR 13'2" x 11'9" (4.01m x 3.58m)

Having a PVC double glazed window to rear, brick floor, light and power points.

LOUNGE 15'10" x 13'11" (4.83m x 4.24m)

(Measurements include recesses and bay) having a tiled fireplace, double glazed bay window to front, electric radiator, ornate ceiling coving and ceiling light point.

SITTING ROOM 13'11" x 12'6" (4.24m x 3.81m)

(Measurements include recesses) having a stone fireplace, double glazed window to side, twin double glazed French doors to the rear garden, two electric radiators, ornate ceiling coving and ceiling light point.

DINING ROOM 17'4" x 11'0" (5.28m x 3.35m)

(Measurements include recesses) having a brick fireplace, two double glazed windows to side, electric radiator, fitted 'Victorian' china cupboard, ceiling coving, ceiling light point and a door to:

FITTED KITCHEN 10'11" x 6'7" < 7'11" (3.33m x 2.01m < 2.41m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, recess for washing machine and built-in electric oven and four ring ceramic hob with cooker hood over. Tiled walls and flooring, two double glazed windows to side, ceiling light point and a door to:

REAR HALL

Having fitted wall cupboards, single glazed door to conservatory, tiled floor, electric radiator, ceiling light point and a door frame opening to:

SHOWER ROOM 6'3" x 3" (1.91m x 0.91m)

(Measurements include suite) having a white suite comprising: a low flush WC and wash hand basin set in a tiled vanity unit with fitted mirror over; and a shower tray. Tiled walls and flooring, obscure double glazed window to side and ceiling light point.

SINGLE GLAZED CONSERVATORY 9'2" x 6'3" (2.79m x 1.91m)

Having single glazed windows to side and rear, single glazed door to rear garden, tiled flooring and two built-in store cupboards.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having two electric radiators, ceiling coving and three wall light points.

BEDROOM ONE 13'11" x 13'6" (4.24m x 4.11m)

(Measurements include recesses) having a 'Victorian' cast iron fireplace, two double glazed windows to front, electric radiator and ceiling light point.

BEDROOM TWO 13'11" x 12'6" (4.24m x 3.81m)

(Measurements include recesses) having a double glazed window to rear, and ceiling light point.

