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Allan Morris

estate agents



4 Falstaff Drive, Droitwich, Worcestershire, WR9 7SN

This detached family home is situated in a desirable residential area with spacious and well appointed internal accommodation of approximately 1,260sqft plus a tandem garage/workshop offering potential for conversion to accommodation. The property has a good sized garden, PVC double glazing and gas-fired central heating.



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 £395,000

ampsales@allan-morris.co.uk

01905 969659

0121 445 5209

01527 874646

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 family home
- Four bedrooms
- En suite shower & dressing room
- Family bathroom
- Reception hall with cloakroom
- Lounge & dining room
- Refitted breakfast kitchen
- Tandem garage/utility workshop
- PVC double glazing & gas CH
- Good sized garden

BEDROOM FOUR 10'0" x 7'6" (3.05m x 2.29m)

Having a double glazed window to rear, radiator, ceiling light point and an access hatch with a pull-down ladder to the mostly boarded loft with light point..

FAMILY BATHROOM 7'0" x 6'5" (2.13m x 1.96m)

(Measurements include suite) having a white suite comprising: a low flush w/c; pedestal wash hand basin; and a panelled bath with mixer tap and shower head fitting. Part tiled walls, obscure double glazed window to rear, towel rail radiator and a ceiling light point.

OUTSIDE

TANDEM GARAGE/UTILITY WORKSHOP 35'5" x 7'8" (10.80m x 2.34m)

(Door Width 7'0" 2.13m) having an up-and-over door to front, concrete base, obscure single glazed door to rear garden, obscure single glazed window to rear, plumbing for washing machine, light and power points, water tap and a wall mounted 'Vaillant' gas-fired combination boiler, installed in 2015

PARKING

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

GARDENS

The house stands behind a lawn. A gate opens to a pathway along the side of the house to the rear garden, which briefly comprises: a paved patio across the rear of the house, with an ornamental pond and raised water feature, beyond which is a lawn with established beds and borders. There is a decked terrace to rear of garage and a gravelled patio to 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: E

(Wychavon District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre, take the B4090 Worcester Road and take the ninth turning on the left into Primsland Way. Take the first turning on the left into Falstaff Drive and turn immediate right into the shared private driveway, where the property will be found on the left.

AMP:2409/D1

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALL having stairs to the first floor, door to lounge, wood flooring, double glazed window to front, radiator, ceiling light point and a door to:

CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback and cupboard below. Wood flooring, extractor fan and ceiling light point.

LOUNGE 16'3" x 11'9" (4.95m x 3.58m)

Having a feature fireplace with electric fire, double glazed bow window to front, radiator, TV aerial point, telephone point, ceiling coving, ceiling light point and an archway opening to:

DINING ROOM 11'9" x 9'7" (3.58m x 2.92m)

Having a double glazed window to rear, twin double glazed French doors opening to the rear garden, radiator, ceiling light point and a glazed door to:

REFITTED BREAKFAST KITCHEN 15'10" x 9'6" (4.83m x 2.90m)

(Measurements include units) having a range of base and wall units with concealed lighting over worktop surfaces, single bowl sink, integrated dishwasher, integrated two drawer fridge, built-in microwave, warming drawer, electric oven and four ring induction hob with cookerhood over. Double glazed window to rear, wood flooring, TV aerial point, radiator, three inset ceiling spotlights, wall light point and a door to the garage.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having a ceiling light point and an access hatch with pull-down ladder to the part boarded loft with light point.

BEDROOM ONE 12'4" x 12'0" (3.76m x 3.66m)

(Measurements include wardrobe) having a built-in wardrobe with two sliding mirror doors, two double glazed windows to front, radiator, ceiling light point and an arch opening to:

EN-SUITE SHOWER & DRESSING ROOM 9'9" x 6'5" < 9'7" (2.97m x 1.96m < 2.92m)

(Measurements include wardrobe & recess) having a recessed shower cubicle, low flush w/c and wash hand basin set in a vanity unit, double glazed window to front, towel rail radiator, wood flooring, built-in four door wardrobe, extractor fan, inset ceiling spotlight and a ceiling light point.

BEDROOM TWO 15'1" x 10'2" (4.60m x 3.10m)

(Measurements include recess) having two double glazed windows to rear, two radiators, TV aerial point and two ceiling light points.

BEDROOM THREE 12'6" x 7'6" (3.81m x 2.29m)

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

