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Allan Morris

estate agents



7 St. Nicholas Street, Droitwich, Worcestershire, WR9 8HS

This Freehold 'Victorian' end-terraced family home is situated within walking distance of the facilities of the town centre and railway station, offers spacious and flexible accommodation of approximately 1,200sqft and enjoys a private rear garden with a lovely southerly aspect.



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 £259,950

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 Victorian end-terraced house
- Three good sized bedrooms
- Large bathroom
- Lounge
- Inner hall with walk-in store
- Sitting room
- Fitted kitchen & dining room
- Block paved frontage
- Private southerly rear garden
- PVC double glazing & Gas CH

The property more particularly comprises:

An enclosed porch with tiled floor and a single glazed front door opening to:

RECEPTION ROOM ONE 13'11" x 11'7" (4.24m x 3.53m)

(Measurements include bay & fireplace) having a fireplace with a wood burning stove, double glazed bay window to front with fitted shutter blinds, radiator, a recess with fitted cupboard and bookcase, telephone point, ornate ceiling coving, ceiling light point and a door to:

INNER HALL

Having stairs to first floor, door to sitting room, radiator, ceiling light point and a door to:

WALK-IN UNDERSTAIRS STORE CUPBOARD 5'6" x 5'4" (1.68m x 1.63m)

Having a fitted shelf and ceiling light point.

RECEPTION ROOM TWO 12'5" x 11'7" (3.78m x 3.53m)

(Measurements include fireplace) having a feature fireplace, double glazed window to rear, radiator, picture rail, ceiling coving, ceiling light point and a door to:

FITTED KITCHEN & DINING ROOM 22'8" x 6'10" (6.91m x 2.08m)

(Maximum measurements including units & recesses) having a range of base units with wood work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, integrated fridge/freezer and a recess with a fitted 'Rangemaster' range oven. Part tiled walls, two double glazed windows to side, a high level single glazed window to side, double glazed door to side, twin double glazed French doors to the rear garden, radiator, nine inset ceiling spotlights, ceiling light point and a wall mounted 'Worcester' combination boiler, installed in June 2017.

From the inner hall, the stairs with balustrade, two wall light points and double glazed window to side with a fitted shutter blind, lead up to the FIRST FLOOR LANDING having stairs with a door leading to the attic room, radiator and two ceiling light points.

BEDROOM ONE 12'0" x 11'7" (3.66m x 3.53m)

(Measurements include fireplace) having a feature fireplace, double glazed window to front, radiator, ceiling coving and a ceiling light point.

BEDROOM TWO 12'5" x 8'6" (3.78m x 2.59m)

(Measurements include fireplace) having a feature fireplace, double glazed window to rear, radiator, ceiling coving and ceiling light point.

LARGE BATHROOM 11'10" x 6'11" (3.61m x 2.11m)

(Measurements include suite & recess) having a white suite comprising: a low flush w/c; pedestal wash hand basin; a panelled bath; and a large shower cubicle with shower panelled walls, tiled splashbacks to bath and basin, radiator with heated towel rail, double glazed window to rear, and four inset ceiling spotlights, one with extractor fan.

From the landing, the stairs with a glazed door lead upto:

ATTICE BEDROOM THREE 13'0" x 10'8" (3.96m x 3.25m)

(Measurements include stairwell) having double glazed windows to side and rear, power points, wall light point, ceiling light point and a door to:

EAVES STORE ROOM 11'5" x 7'0" (3.48m x 2.13m)

(Measurements include restricted headroom) having a wall light point.

OUTSIDE

FRONTAGE

The house stands behind a block paved frontage which would provide space for off-road parking for one car, but currently does not have a dropped curb.

GARDEN

The property benefits from a private rear garden with a lovely southerly aspect, comprising: a walled and blue brick paved yard to the side of the kitchen opening onto a decked patio area with steps leading up to a lawn with established borders and a paved patio to the rear. From the decked patio a gate opens to a shared pathway across the rear of the terrace and onto the front.

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: E

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take Ombersley Way towards the railway station and take the second left into Ombersley Road. Take the second turning on the left into Stalls Farm Road, then first left into St Nicholas Street, where the property will be found on the right.

AMP:2413/D1



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