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# Allan Morris

estate agents



26 Trent Close, Droitwich, Worcestershire, WR9 8TL

This freehold end terraced house is situated in an established residential area, convenient for the facilities of the town and railway station. The property has a private walled rear garden, PVC double glazing, gas-fired central heating and an allocated parking space in one of the two courtyards.



Price £180,000 'Vacant & No Upward Chain'

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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.



### 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.



- **End-terraced house**
- **Two bedrooms**
- **Bathroom**
- **Lounge & dining room**
- **Fitted kitchen**
- **Private walled rear garden**
- **Gas-fired central heating**
- **PVC double glazing**
- **Freehold tenure**
- **Allocated parking space in courtyard**

### GARDENS

The house stands behind a lawn, with mature shrubs, that extends along the side of the house. At the rear, a gate opens to the private rear garden, that is walled to one side and across the rear, comprising: a crazy paved patio across the rear of the house with a step up to the lawn beyond with established borders and a paved path leading to the block paved and concrete patio across 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: C

(Energy Performance Certificate)

#### DIRECTIONS

From Droitwich town centre: take the B4090 Worcester Road, then take the third turning on the right into Old Coach Road, which leads into Celvestune Way. Follow the road around, passing Grafsen Place on the left and take the next turning on the left into the courtyard parking area. Walk through to the property which is indicated by the agent's 'for sale' board.

AMP:2419/D1

The property more particularly comprises:

A canopy porch with a double glazed front door opening to a lobby opening to the living room and having a radiator, ceiling light point and a doorframe opening to:

#### FITTED KITCHEN 8'0" x 7'3" (2.44m x 2.21m)

(Measurements include units) having base and wall units with work top surface, single bowl/single drainer sink, recesses for washing machine and fridge and a recess with a fitted 'Beko' electric cooker. Part tiled walls, double glazed window to front, ceiling light point and a wall mounted 'Worcester' combi boiler, installed in 2009.

#### LIVING ROOM 18'0" x 11'11" (5.49m x 3.63m)

(Measurements include stairs & recesses) having a tall double glazed window to rear, twin double glazed French doors to the rear garden, radiator, TV aerial point, telephone point and ceiling light point.

From the living room, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft and a ceiling light point.

#### BEDROOM ONE 11'9" x 13'11" x 8'9" x 11'11" (3.58m x 4.24m x 2.67m x 3.63m)

(Measurements include wardrobe & cupboard) having a built-in three door wardrobe with cupboard over, built-in cupboard, double glazed window to rear, radiator, telephone point and ceiling light point.

#### BEDROOM TWO 10'9" x 6'9" (3.28m x 2.06m)

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

#### BATHROOM 7'10" x 4'11" (2.39m x 1.50m)

(Measurements include suite) having a white suite comprising: a low flush WC; pedestal wash hand basin; and a panelled bath. Part tiled walls, obscure double glazed window to front, radiator and ceiling light point.

### OUTSIDE

#### PARKING

Space in one of courtyards.



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