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Allan Morris

estate agents



71 Charles Henry Road, Droitwich, Worcestershire, WR9 8QQ

This freehold end-terrace family home is situated in an established residential area, convenient for the facilities of the town centre. The house has well appointed accommodation, PVC double glazing, gas-fired central heating, a large single garage and private gardens to side and rear.



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 '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 end-terraced house
- Three bedrooms
- Bathroom
- Lounge
- Fitted dining kitchen
- Study & Toilet
- Large single garage
- PVC double glazing
- Gas-fired central heating
- Private side & rear gardens

BATHROOM 6'3" x 4'7" < 9'7" (1.91m x 1.40m < 2.92m)

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

OUTSIDE

LARGE SINGLE GARAGE 20'7" x 8'11 (6.27m x 2.72m)

(Door width 7'0" 2.13m) having a metal up-and-over door to front, concrete base, fitted corner work bench, door to kitchen, light and power points.

PARKING

To the front the house and garage are approached over a concrete and block paved drive providing off-road parking for two cars.

GARDENS

To the side of the drive there is a raised gravelled area. From the drive a gate opens to a good sized gravelled garden area along the side, with a stepping stone pathway to the rear where there is an opening to the rear garden. The property benefits from a private rear garden comprising: a paved patio to the rear of the house, beyond which is a lawn with an established border.

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)

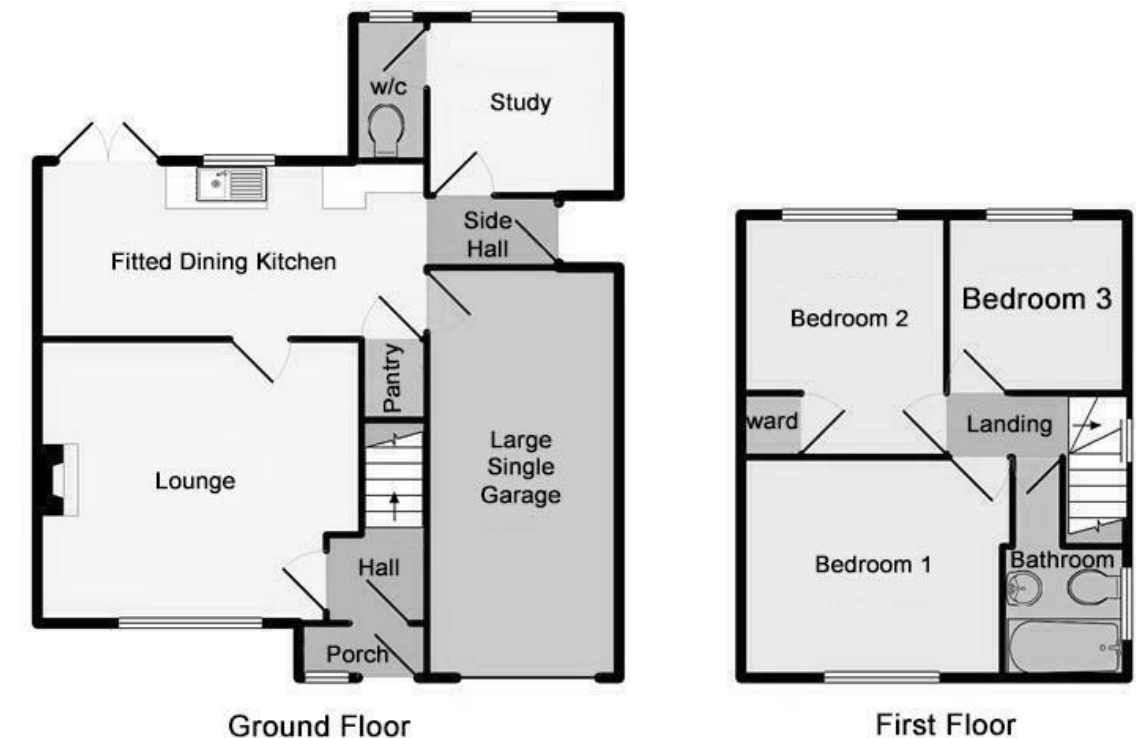
EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take Worcester Road leading into Queen Street. At the traffic lights turn right into Hanbury Road, then first right into The Holloway. Turn first left into Charles Henry Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2426/D1



Ground Floor

First Floor

Not to scale.

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

The property more particularly comprises:

An ENCLOSED DOUBLE GLAZED PORCH having a ceiling light point and front door opening to the HALL having stairs to first floor, ceiling light point and a door to:

LOUNGE 14'0" x 12'8" (4.27m x 3.86m)

(Measurements include recesses) having a Victorian style fireplace with coal effect gas fire, double glazed window to front, two radiators, TV aerial point, telephone point, fibre optic internet point, ceiling coving, two wall light points, ceiling light point and a door to:

FITTED DINING KITCHEN 17'5" x 7'11" (5.31m x 2.41m)

(Measurements include units) having base and wall units with work top surfaces, single bowl/single drainer sink, recess for slimline dishwasher, recess for washing machine and recess for cooker with cookerhood over. Part tiled walls, tiled flooring, door to garage, doorframe opening to side hall, double glazed window to rear, twin double glazed French doors to rear garden, radiator, wall mounted 'Worcester' gas-fired combination boiler, ceiling coving, two ceiling light points and USEFUL UNDERSTAIRS PANTRY with fitted shelving and a wall light point.

SIDE HALL

Having door to side garden, tiled flooring, ceiling light point and a door to:

STUDY 8'5" x 7'6" (2.57m x 2.29m)

Having a double glazed window to rear, radiator, ceiling light point and a door to:

TOILET

Having a low flush w/c and a wash hand basin, obscure double glazed window to rear, radiator and ceiling light point.

From the hall, the stairs with handrail lead up to the FIRST FLOOR LANDING having an obscure double glazed window to side, radiator, ceiling coving, ceiling light point and an access hatch with a pull-down ladder to the loft.

BEDROOM ONE 9'8" < 11'6" x 9'8" (2.95m < 3.51m x 2.95m)

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

BEDROOM TWO 11'2" x 8'5" (3.40m x 2.57m)

(Measurements include wardrobe) having a built-in wardrobe, double glazed window to rear, radiator, and ceiling light point.

BEDROOM THREE 8'9" x 7'11" (2.67m x 2.41m)

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