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Allan Morris

estate agents



58 Lawley Way, Droitwich, Worcestershire, WR9 8FB

This terraced house is situated in a popular residential area, convenient for the amenities of Droitwich, the national motorway network and commuting to Birmingham and Worcester. The house offers internal accommodation of approximately 640sqft, plus a share of the brick store and has 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 £199,950 '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.



- End terraced cluster house
- Two bedrooms
- Bathroom
- Open plan living room & fitted kitchen
- Hallway with toilet off
- Parking space
- South easterly garden
- PVC double glazing
- Gas-fired central heating
- Carpets & fitted blinds included

The property more particularly comprises:

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

FITTED CLOAKROOM

Having a white low flush w/c and pedestal wash hand basin with tiled splashback. Tiled flooring, obscure double glazed window to side, radiator and ceiling light point.

OPEN PLAN LIVING ROOM & FITTED KITCHEN 16'11" x 15'11" (5.16m x 4.85m)

(Measurements include understairs)

LIVING ROOM AREA 16'11" x 8'3" < 11'9" (5.16m x 2.51m < 3.58m)

(Measurements exclude stairs) having double glazed windows to front and side, two radiators, stairs to first floor, an understairs cupboard, telephone point, internet point, TV aerial point, two ceiling light points and an opening to:

FITTED KITCHEN AREA 10'3" x 7'6" (3.12m x 2.29m)

(Measurements include units) having a range of base and wall units with work top surfaces, single bowl/single drainer sink, integrated washer dryer, integrated fridge/freezer and built-in electric oven and four ring gas hob with cooker hood over. Tiled flooring, double glazed window to side, extractor fan and six inset ceiling spotlights.

From the living room, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, built-in store cupboard, ceiling light point and a built-in airing cupboard housing the wall mounted gas-fired 'Potterton' combination boiler.

BEDROOM ONE 11'4" x 8'2" (3.45m x 2.49m)

(Measurements exclude wardrobe) having a large built-in wardrobe with double doors, double glazed windows to front and side, radiator, TV aerial point, telephone point and ceiling light point.

BEDROOM TWO 15'5" x 5'4" < 6'9" (4.70m x 1.63m < 2.06m)

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

BATHROOM 7'5" x 5'7" (2.26m x 1.70m)

(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, tiled flooring, towel rail radiator, shaver point, extractor fan and four inset ceiling spotlights.

OUTSIDE

GARDEN

The property benefits from a garden to the front of the house, briefly comprising: a lawn with a shrubbery bed, behind a red robin hedge, with the house being approached over a paved pathway.

PARKING

To the front, there is a block paved courtyard, in which the property benefits from a parking space for one car. To the corner of the courtyard there is a bin storage area, shared with the three other properties in the terrace.

SHARED STORE

At the end of the terrace there is a brick store shed, jointly owned by the four properties in the terrace.

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)

MANAGEMENT COMPANY & CHARGE

The management of the communal areas, bike store, bin store and parking, is looked after by Harrison Park (Droitwich) Limited. The annual charge for the year 2024 to 2025 was £300.

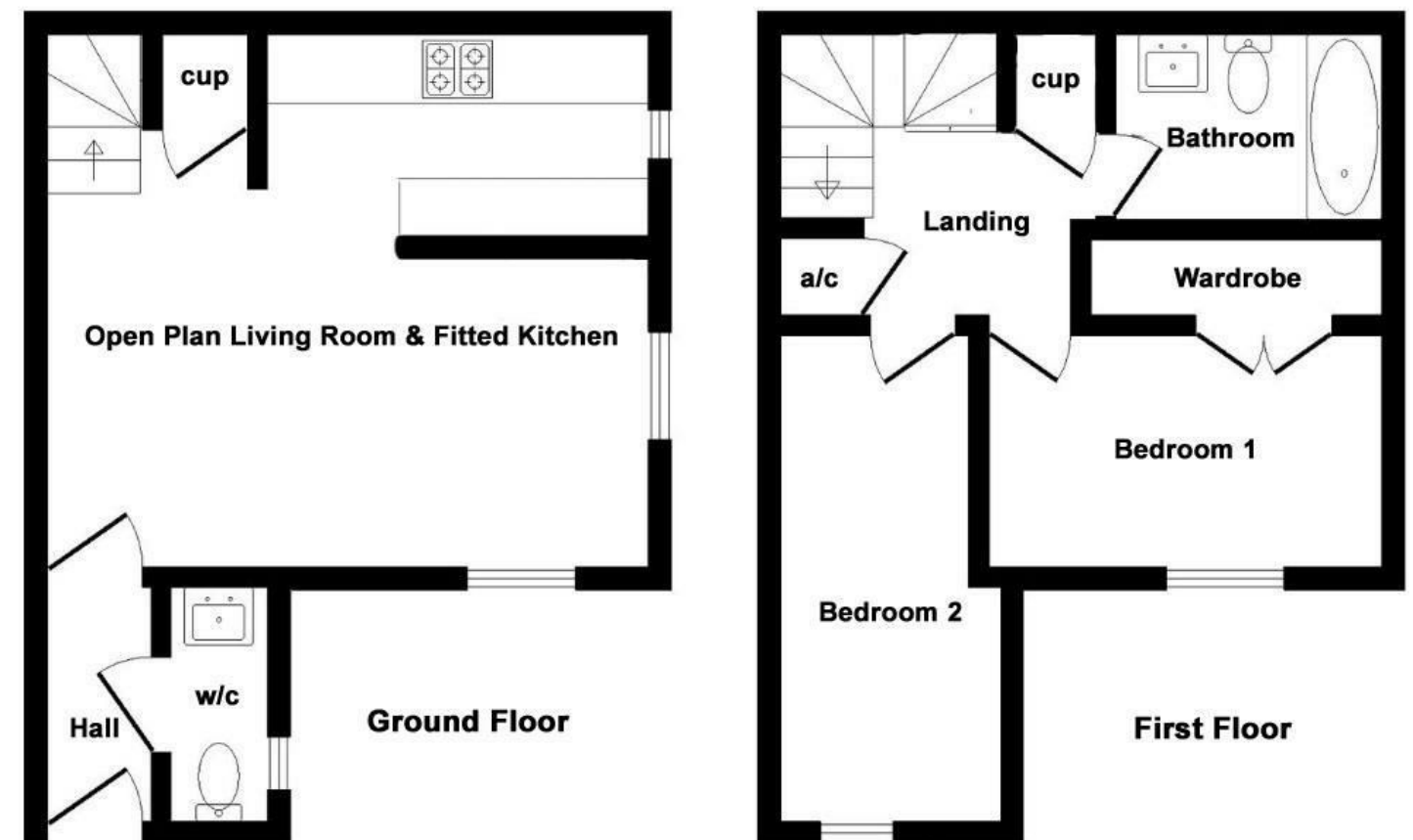
EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take St Andrews Road and turn right at the traffic lights into Worcester Road. At the island take the first exit, continuing along Worcester Road. Take the eighth turning on the left into Lawley Road, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2447/D1



Not to scale.

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