



14 Westwood Close, Droitwich, Worcestershire, WR9 0BD

£600,000

Allan Morris
estate agents

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'VACANT & NO UPWARD CHAIN'

This freehold detached family home was built in 1987 by Bovis Homes to their 'Maxstoke' design and is situated in a small exclusive development of executive detached homes on the outskirts of Droitwich, convenient for commuting to Worcester and Birmingham, the national motorway network and the facilities of the town centre.

The house offers spacious and flexible accommodation of approximately 2,115sqft, comprising: a welcoming reception hall with a fitted cloakroom off; snug/office; inglenook lounge; dining room; fitted breakfast kitchen; utility room; gallery landing; four good sized bedrooms; en suite bathroom; en suite shower room; walk-in wardrobe; and a family bathroom.

In addition, the property benefits from a detached double garage, drive providing off-road parking for up to four cars, private garden with a south easterly aspect and a double glazed conservatory that is in need of replacement or significant repair.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites, cupboards, restricted headroom and wardrobes.

KEY POINTS

- Freehold tenure
- 2,115sqft (excluding garage & conservatory)
- Council tax band G
- Energy Performance Certificate band E
- Hardwood double glazing
- Gas-fired central heating
- Original boiler
- Detached double garage
- Private south easterly garden
- Conservatory is in need of repair or replacement
- Shower & bath in bed 1 en suite are in need of replacement





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds & curtains as fitted
- Light fittings as fitted
- Integrated fridge, dishwasher & cookerhood in kitchen
- Built-in electric oven, microwave & gas hob in kitchen
- Gas fire in lounge
- Wardrobe & dressing table in bedroom 1
- Wardrobes in bedroom 3

DESCRIPTION

GROUND FLOOR

- **LARGE OPEN PORCH** 2.96m x 2.44m (9'8" x 8'0")
- **WELCOMING RECEPTION HALL** 4.45m x 3.23m (14'7" x 10'7")
- **FITTED CLOAKROOM** 1.98m x 1.45m (6'6" x 4'9")
- **SNUG/OFFICE** 3.67m x 3.01m (12'0" x 9'10")
- **INGLENOOK LOUNGE** 6.59m x 4.15m < 5.02m (21'7" x 13'7" < 16'5")
- **DOUBLE GLAZED CONSERVATORY** 4.05m x 3.76m (13'3" x 12'3") N.B. The conservatory is in poor condition and in need of replacement or significant repair.
- **DINING ROOM** 3.77m x 3.44m (12'4" x 11'3")
- **FITTED BREAKFAST KITCHEN** 4.47m x 3.45m (14'7" x 11'3")
- **UTILITY ROOM** 2.75m x 2.10m (9'0" x 6'10")

FIRST FLOOR

- **GALLERY LANDING** 4.61m x 2.90m < 4.07m (15'1" x 9'6" < 13'4")
- **WALK-IN AIRING CUPBOARD** 1.66m x 1.18m (5'5" x 3'10")
- **BEDROOM ONE** 4.06m x 3.39m < 3.90m (13'4" x 11'1" < 12'9")
- **EN SUITE SHOWER & BATHROOM** 3.37m x 2.44m (11'0" x 8'0")
- **BEDROOM TWO** 4.45m x 3.23m (14'7" x 10'7")
- **WALK-IN WARDROBE** 2.60m x 1.77m (8'6" x 5'9")
- **EN SUITE WASH & SHOWER ROOM** 3.06m x 1.66m (10'1" x 5'5")
- **BEDROOM THREE** 3.37m x 3.12m < 4.00m (11'1" x 10'3" < 13'1")
- **BEDROOM FOUR** 3.03m x 2.24m (9'11" x 7'4")
- **FAMILY BATHROOM** 2.23m x 2.20m (7'4" x 7'3")





OUTSIDE

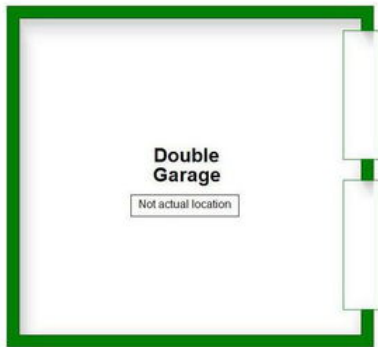
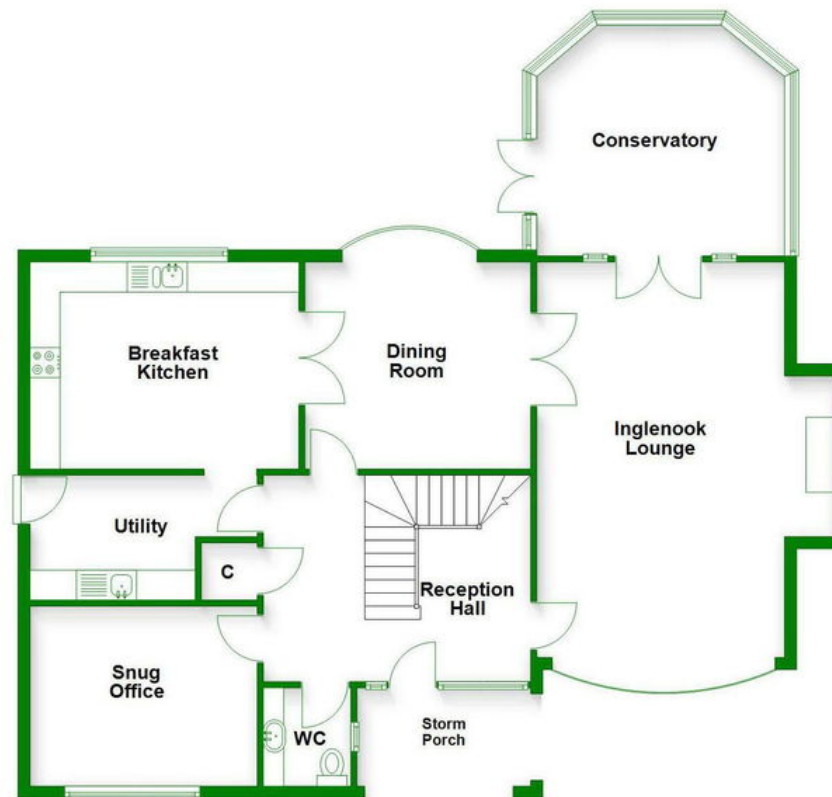
- **DETACHED DOUBLE GARAGE** 5.87m x 5.15m (19'3" x 16'11") (Door width 1.89m 6'2")
- **PARKING** The house and garage are approached over a block paved drive providing off-road parking for up to four cars.
- **GARDEN** The property benefits from a private rear garden with a south easterly aspect, that contained mature trees and shrubs.

DIRECTIONS

- From Droitwich town centre: take Ombersley Way past the railway station. At the island take the first exit, continuing along Ombersley Way, then at the next island take the third exit into Westwood Way, then first right into Westwood Close, where the property will be found on the right, as indicated by the agent's 'for sale' board.



Ground Floor



Double
Garage

Not actual location

Not to scale.

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

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