



34 Park Way, Droitwich, Worcestershire, WR9 9HE

£360,000

Allan Morris
estate agents

34 Park Way, Droitwich, Worcestershire, WR9 9HE

This freehold detached family home is situated in an established residential area, convenient for the facilities of the town, the railway station, commuting to Worcester and Birmingham and the national motorway network.

The house offers well appointed accommodation of approximately 1,240sqft (excluding garage and conservatory), comprising: a reception hallway; fitted cloakroom; lounge; dining room; double glazed conservatory; fitted kitchen; utility room; landing; four bedrooms with built-in wardrobes; an en suite shower room; and a family bathroom.

In addition, the property benefits from a single integral garage, drive providing off-road parking for up to four cars, PVC double glazing, gas-fired central heating and private landscaped gardens with a lovely south easterly aspect.





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
- 1,240sqft excluding garage & conservatory
- PVC double glazing
- Gas-fired central heating
- Worcester Combination boiler, installed August 2021
- Council Tax band E
- Energy Performance Certificate band C
- Landscaped south easterly gardens





INCLUSIONS

- Carpets & floor coverings as fitted
- Blinds as fitted
- Integrated fridge in kitchen
- Built-in electric oven, 4 ring gas hob & cookerhood in kitchen
- Built-in wardrobes in all bedrooms
- Built-in cupboard & drawers in hallway
- Large timber shed

DESCRIPTION

GROUND FLOOR

- **DOUBLE GLAZED PORCH**
- **RECEPTION HALLWAY** 4.10m x 1.82m (13'5" x 6'0")
- **FITTED CLOAKROOM** 1.45m x 1.38m < 1.61m (4'9" x 4'6" < 5'3")
- **FITTED KITCHEN** 3.49m x 3.29m (11'5" x 10'9")
- **UTILITY ROOM** 2.87m x 1.62m (9'5" x 5'4")
- **LOUNGE** 4.45m < 5.19m x 3.62m (14'7" < 17'0" x 11'10")
- **DINING ROOM** 3.56m x 3.00m (11'8" x 9'10")
- **DOUBLE GLAZED CONSERVATORY** 3.10m x 2.75m (10'2" x 9'0")

FIRST FLOOR

- **LANDING** 3.17m x 1.10m < 1.58m (10'4" x 3'7" < 5'2")
- **BEDROOM ONE** 4.35m < 4.61m x 3.73m (14'3" < 15'1" x 12'2")
- **EN SUITE SHOWER ROOM** 1.91m x 1.27m < 2.08m (6'3" x 4'2" < 6'9")
- **BEDROOM TWO** 3.40m < 4.16m x 2.44m < 3.40m (11'2" < 13'8" x 8'0" < 11'2")
- **BEDROOM THREE** 3.27m < 4.03m x 2.46m (10'8" < 13'2" x 8'1")
- **BEDROOM FOUR** 3.27m x 2.46m < 3.42m (10'8" x 8'1" < 11'2")
- **FAMILY BATHROOM** 2.35m x 2.18m (7'8" x 7'2")



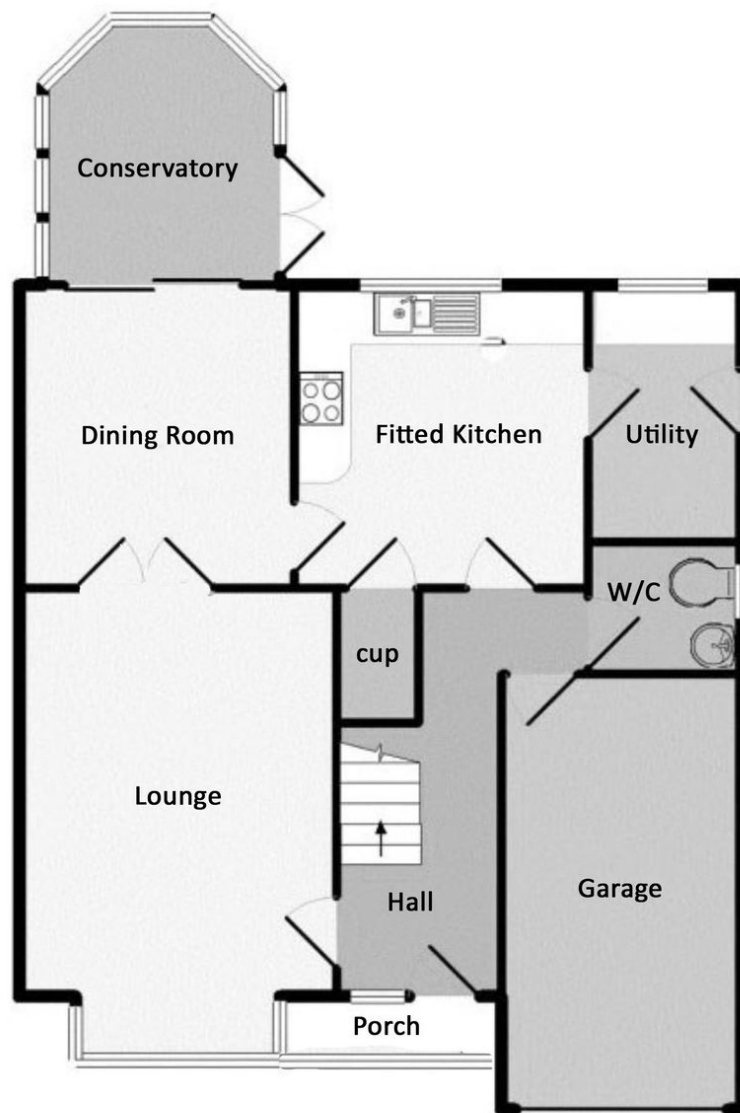


OUTSIDE

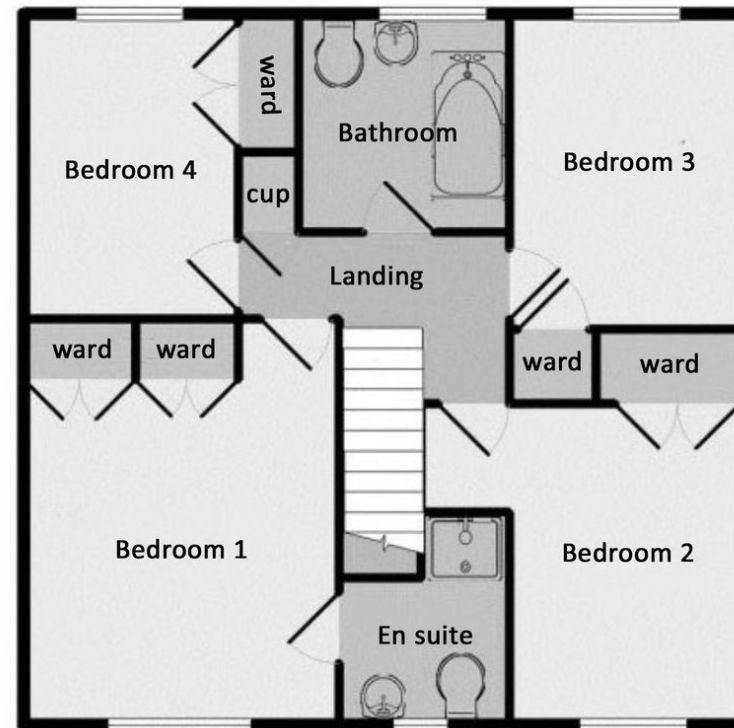
- **INTEGRAL GARAGE** 4.86m x 2.50m (15'11" x 8'2") (Door width 2.13m 7'0")
- **PARKING** The house is approached, via a shared tarmac driveway, over a tarmac drive providing off-road parking for up to four cars.
- **GARDENS** The house stands behind a small lawn with established border. To the side of the house there is a large timber shed and on the other side a paved pathway with a gate leads to the rear, where the property benefits from a private landscaped garden with a lovely south easterly aspect.
- **LARGE TIMBER SHED** 4.09m x 1.37m (13'5" x 4'6")

DIRECTIONS

- From Droitwich town centre: take Ombersley Way, past the railway station and turn left at the island, continuing along Ombersley Way. Take the first right turn into Briar MI, then the second exit at the island into Westwood Road, then first right into Park Way. Follow the road almost to the end and turn into the private drive on the right, where the property will be found at the end, as indicated by the agent's 'for sale' board.



Ground Floor



First Floor

Not to scale

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

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