



82 College Green, Droitwich, Worcestershire, WR9 8QP

£230,000

Allan Morris
estate agents

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This freehold mid-terraced house occupies a pleasant position in a desirable residential area, convenient for commuting to Worcester and Birmingham, the national motorway network, railway station and the facilities of the town centre.

The well appointed house has accommodation of approximately 580sqft, comprising: a reception hall; fitted kitchen; living room; landing; two bedrooms with built-in wardrobes; and a bathroom.

In addition, the property benefits from a single garage en bloc, drive for up to two cars, PVC double glazing, gas-fired central heating, and a private rear garden.





DISCLAIMER

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

KEY POINTS

- Freehold tenure
- Garage en bloc
- Private garden
- Gas-fired central heating
- Worcester combination boiler
- PVC double glazing
- Energy Performance Certificate, band C
- Council Tax, band B (Wychavon DC)



INCLUSIONS

- Carpets & floor coverings as fitted
- Light fittings as fitted
- Built-in wardrobes in both bedrooms
- Integrated fridge/freezer
- Built-in electric oven, 4 ring gas hob & cookerhood
- Washing machine & dishwasher



DESCRIPTION

GROUND FLOOR

- **CANOPY PORCH**
- **HALL** 2.39m x 1.16m (7'10" x 3,9")
- **FITTED KITCHEN** 2.39m x 2.37m (7'10" x 7'9")
- **LIVING ROOM** 5.10m x 3.59m (16'8" x 11'9")

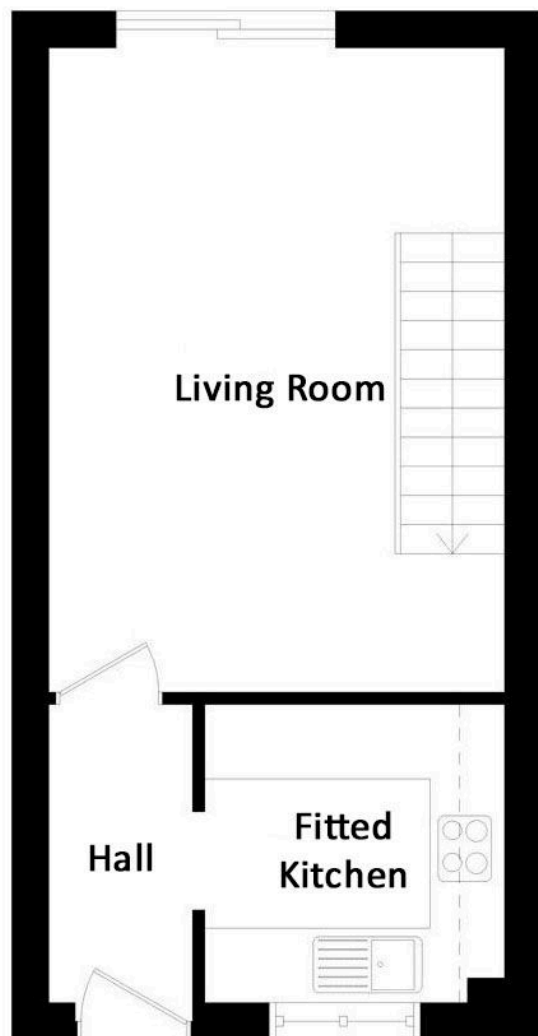
FIRST FLOOR

- **LANDING** 1.85m x 1.10m (6'1" x 3'7")
- **BEDROOM ONE** 3.61m < 4.02m x 2.66m < 3.59m (11'10" < 13'2" x 8'8" < 11'9")
- **BEDROOM TWO** 3.89m x 1.68m < 2.06m (12'9" x 5'6" < 6'9")
- **BATHROOM** 2.30m x 1.47m (7'6" x 4'9")

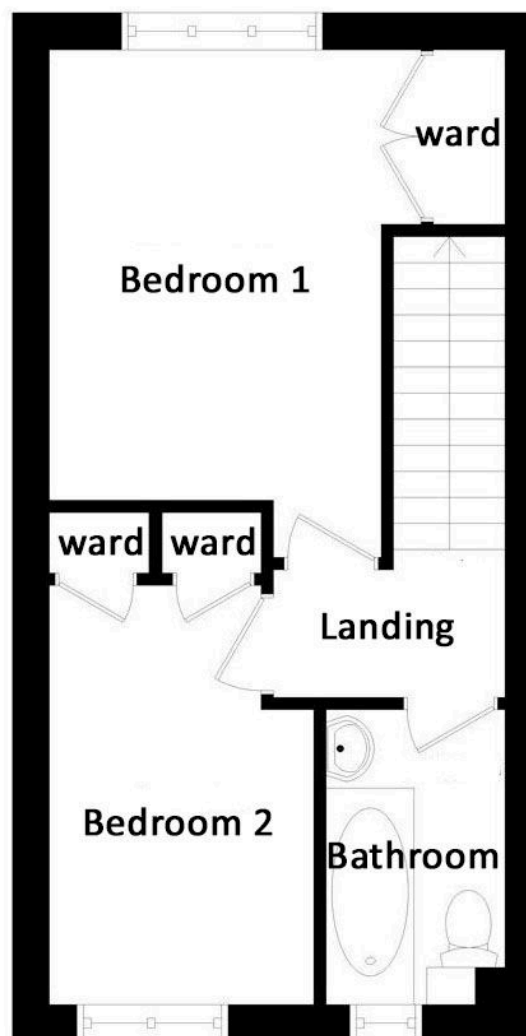
OUTSIDE

- **GARAGE** 5.00m x 2.42m (16'5" x 7'11") (Door width 2.13m 7'0")
- **PARKING** To the front of the garage there is parking for up to two cars in tandem, approached from the shared driveway.
- **GARDENS** The property benefits from a private rear garden having a patio to the rear of the house, beyond which is a lawn. To the rear a pathway leads around to the door at the rear of the garage.

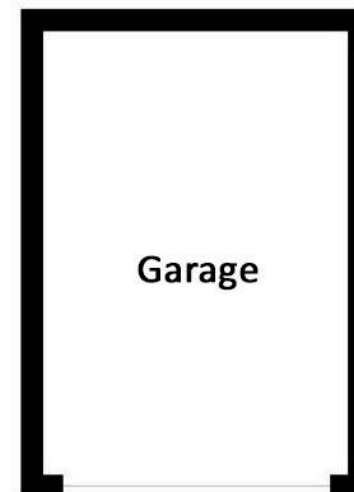




Ground Floor



First Floor



Garage

Not to scale.

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

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