



91 Hunters Close, Westlands, Droitwich, Worcestershire, WR9 9HB

£210,000

**Allan Morris**  
estate agents

# 91 Hunters Close, Westlands, Droitwich, Worcestershire, WR9 9HB

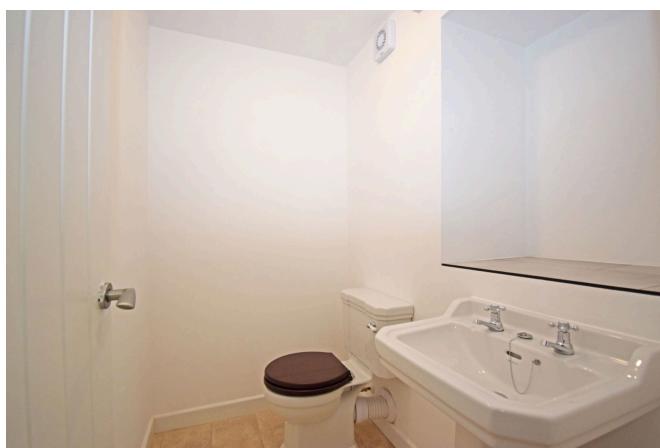
'Vacant & no upward chain'

This freehold mid-terraced family home has recently been refurbished and modernised by the current owners and offers spacious accommodation of approximately 925sqft, comprising: a hall with two built-in cupboards; refitted kitchen & dining room; inner hall; refitted cloakroom; living room; landing with a built-in cupboard; three bedrooms; and a refitted bathroom.

In addition, the property benefits from PVC double glazing, gas-fired central heating, a private rear garden and the fitted kitchen includes: fitted 'Kettle' tap; integrated washer dryer; integrated fridge/freezer; integrated dishwasher; built-in electric oven; built-in combination microwave oven; built-in five ring gas hob; and a fitted cookerhood.

The property has no off-road parking but there are parking courts on Hunters Close and to the rear at Hunters End, as well as parking bays along Farriers Way where it meets Hunters Close.





## 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

- Recently renovated & modernised
- No off-road parking
- Floor area approx 925sqft
- Freehold tenure
- Energy Performance Certificate band C
- Council Tax band A (Wychavon DC)
- Refitted kitchen, cloakroom & bathroom
- PVC double glazing
- Gas-fired central heating
- 'Vaillant' combination boiler

## INCLUSIONS

- Carpets & floor coverings as fitted
- Integrated washer dryer, dishwasher & fridge/freezer
- Built-in oven, combination microwave oven & 5 ring gas hob
- Fitted 'Kettle' tap & cookerhood



## DESCRIPTION

### GROUND FLOOR

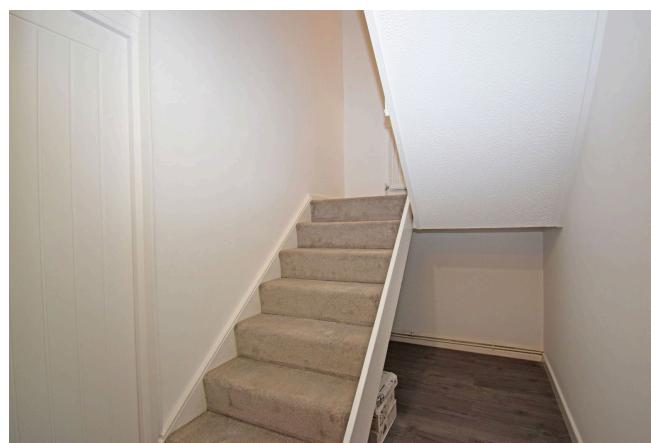
- **HALL** 1.06m x 0.99m (3'6" x 3'3")
- **REFITTED KITCHEN & DINING ROOM** 4.83m x 2.95m (15'10" x 9'8")
- **INNER HALL** 2.89m x 1.75m (9'6" x 5'9")
- **REFITTED CLOAKROOM** 1.87m x 1.22m (6'1" x 4'0")
- **LIVING ROOM** 4.83m x 3.71m (15'10" x 9'8")

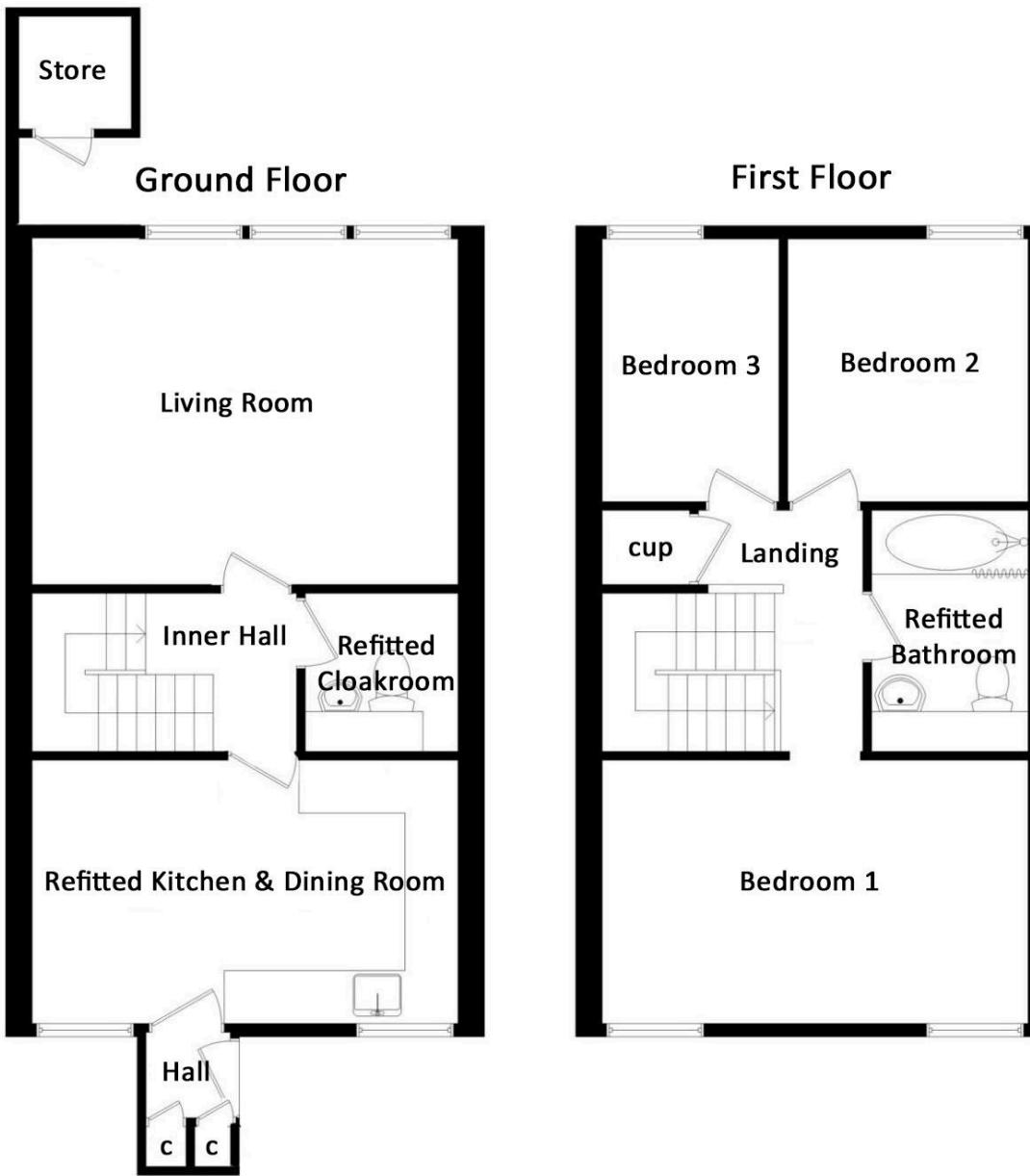
### FIRST FLOOR

- **LANDING** 2.70m x 0.86m < 1.75m (8'10" x 2'10" < 5'9")
- **BUILT-IN CUPBOARD** 1.11m x 0.84m (3'8" x 2'9")
- **BEDROOM ONE** 4.83m x 2.95m (15'10" x 9'8")
- **BEDROOM TWO** 3.00m x 2.76m (9'10" x 9'0")
- **BEDROOM THREE** 2.98m x 2.01m (9'9" x 6'7")
- **REFITTED BATHROOM** 2.43m x 1.83m (7'11" x 6'0")

### OUTSIDE

- **GARDENS** The house stands behind a lawn and is approached over a paved path. The property benefits from a private rear garden.
- **STORE** 1.84m x 1.26m (6'0" x 4'1")
- **PARKING** The property has no off-road parking but there are parking courts on Hunters Close and to the rear at Hunters End, as well as parking bays along Farriers Way where it meets Hunters Close.





Not to scale.

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

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)

ampsales@allan-morris.co.uk | 01905 969659 | 0121 445 5209 | 01527 874646

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