



Connells

Witton Avenue
Droitwich



Property Description

Situated in this convenient location, is a traditional semi-detached home, needing some updating. It gives access to schools, shops and many more local amenities.

There is a hall, sitting room/dining room, conservatory, kitchen, outer lobby with storage and gardeners cloakroom. There are three bedrooms, separate WC, There is a larger than average garage, off road parking and gardens to the front and rear.

The property benefits from gas fired central heating and double glazing and there is no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may

recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester.

Accommodation Details

The property comprises of entrance hall, cloakroom, sitting room, dining room, kitchen, outer lobby, conservatory, three bedrooms, WC and bathroom.

The property further benefits from having driveway, front and rear gardens and garage.

Ground Floor

Entrance Hall

Doors to sitting room and kitchen, ceiling light, single panel radiator.

Cloakroom

Rear facing double glazed window, WC.

Sitting Room

12' x 11' 5" into recess (3.66m x 3.48m into recess)

Front facing double glazed bay window, coving to ceiling, ceiling light, single panel radiator, brick fireplace with inset living flame gas fire, display shelving, archway to dining room,

Dining Room

8' 1" x 9' 11" (2.46m x 3.02m)

Patio doors to conservatory, door to kitchen, ceiling light, single panel radiator.

Kitchen

8' 4" x 8' 5" (2.54m x 2.57m)

Side facing double glazed window, storage cupboard, single drainer sink unit, a range of floor and eye mounted units, door to outer lobby, floor mounted boiler.

Outer Lobby

Side facing part glazed uPVC door to outside, door to cloakroom and storage.

Conservatory

Fully glazed, French doors to garden.

First Floor Landing

Side facing double glazed window, doors to all bedrooms, WC and bathroom, ceiling light, access to loft space.

Bedroom One

9' 10" x 12' plus bay (3.00m x 3.66m plus bay)

Front facing double glazed bay window, ceiling light, single panel radiator.

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

Rear facing double glazed window, ceiling light, single panel radiator.

Bedroom Three

7' 8" x 7' 2" (2.34m x 2.18m)

Front facing double glazed window, ceiling light, single panel radiator.

Wc

Side facing double glazed window, part tiled walls, WC.

Bathroom

Rear facing uPVC obscure double glazed window, part tiled walls, shower cubicle, pedestal wash hand basin, double panel radiator, cupboard with hot water tank and shelving.

Outside Front

To the front of the property there is a lawned foregarden and driveway leading to the garage and access to garden.

Garage

18' 7" x 10' 5" (5.66m x 3.17m)

Up and over door, personal door, rear facing window, light, power.

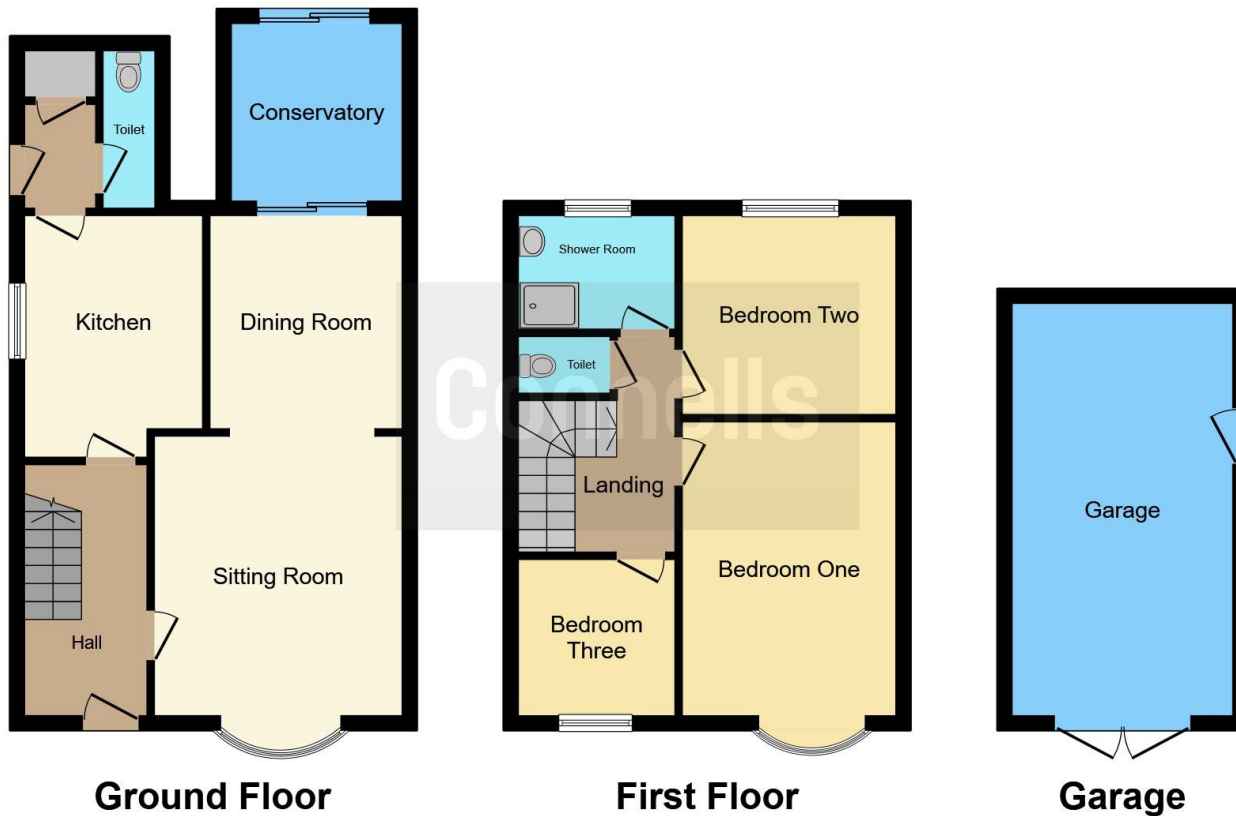
Outside Rear

To the rear of the property there is an enclosed garden mainly laid to lawn with terraced patio area, cold water tap, access to garage, established borders, gate to pathway at the rear.

Services

All mains are connected to the property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01905 724555
E warndonvillages@connells.co.uk

Ankerage Green
 WORCESTER WR4 0DZ

view this property online connells.co.uk/Property/WVL306432

Directions to this property:

From Worcester continue in to Droitwich along the Worcester Road. Take the second turning left onto Alexander Avenue and left into Florence Avenue and left into Shirley Road. Turn left into Witton Avenue and the property will be found on the right hand side as indicated by the agents for sale board.

EPC Rating: Awaited



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVL306432 - 0003