



**Connells**

Willow Court  
Droitwich





## Property Description

A end of terrace bungalow in need of modernisation. This property is situated in the the spa town of Droitwich and is offered with no onward chain.

The property is situated close to local amenities, Droitwich Town Centre and transport links.

## Accommodation Details

The property comprises of entrance porch, entrance hall, sitting room, kitchen, two bedrooms, study and bathroom.

## Entrance Porch

UPVC door into entrance hall.

## Entrance Hall

Doors to all rooms, access to loft space, recess spotlights, smoke detector, coving, radiator, wooden flooring.

## Sitting Room

14' 8" x 10' ( 4.47m x 3.05m )

Rear facing uPVC French doors to garden, vaulted ceiling, ceiling light, radiator, wooden flooring.

## Kitchen

11' 4" x 6' 6" ( 3.45m x 1.98m )

Front facing uPVC double glazed window, fitted kitchen with eye level units, floor mounted units, single stainless steel sink drainer unit inset into work surfaces, double electric oven, induction hob with stainless steel chimney cookerhood over, part tiled walls, space for appliances.

## Bedroom One

14' 9" x 9' 1" ( 4.50m x 2.77m )

Front facing uPVC double glazed window, uPVC double glazed French doors to courtyard, ceiling light, coving, radiator.

## Bedroom Two

8' 1" x 7' 8" ( 2.46m x 2.34m )

Side facing uPVC double glazed window, ceiling light, coving, radiator.

## Study

10' 4" x 5' 1" ( 3.15m x 1.55m )

Front facing uPVC double glazed window, ceiling light, coving, radiator.

## Bathroom

Side facing uPVC double glazed window, white suite with panel bath and shower over, WC and wash hand basin inset into vanity unit, part tiled walls, radiator, ceramic tiled flooring.

## Outside Front

To the front of the property there is a low maintenance foregarden with access to front door.

## Outside Rear

To the rear of the property there is a low maintenance garden with gated access to the communal garden.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/WVL306795](http://connells.co.uk/Property/WVL306795)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**Directions to this property:**

From the Warndon Villages office turn left onto Mill Wood Drive and right at the t junction onto Plantation Drive. At the roundabout turn left onto Parsonage Way. At the following roundabout turn right towards the M5 motorway roundabout. At Sixways roundabout take the second exit towards Droitwich. Follow for sometime and turn right onto the A38. At the roundabout turn left following the A38. At the next roundabout take the first exit onto Westwood Road. Follow for sometime and turn left onto Hunters Green and into Willow Court.

**EPC Rating: D**

Tenure: Leasehold



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.

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