



**Connells**

Nunnery Avenue  
Droitwich





## Property Description

Situated in the popular Spa town on Droitwich this semi-detached property boasts potential with having ample living accommodation and shower room downstairs. Upstairs offers three bedrooms plus bathroom and outside there is generous rear garden plus driveway to the front. This property is offered with 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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, shower room, sitting room, kitchen, inner lobby, three bedrooms and bathroom.

The property further benefits from having rear garden and driveway to the front of the property.

## Ground Floor

### Entrance Hall

Doors to sitting room and inner lobby, stairs to first floor, side facing double glazed window.



### Sitting Room

10' 7" plus bay window x 14' 3" ( 3.23m plus bay window x 4.34m )  
Front facing bay window, door to kitchen, pendant ceiling light, double panel radiator.

### Kitchen

10' 10" x 14' 4" ( 3.30m x 4.37m )  
Rear facing window, door to inner lobby, fitted kitchen with a range of floor mounted and eye level units, sink drainer unit, space and plumbing for washing machine, double panel radiator.

### Inner Lobby

Door to outside, door to shower room, side facing window.

### Shower Room

Shower cubicle, WC, pedestal wash hand basin, pendant ceiling light.

### First Floor Landing

Side facing window, doors to all bedrooms and bathroom, pendant ceiling light, loft access, storage cupboard.

### Bedroom One

10' 11" x 14' 4" ( 3.33m x 4.37m )  
Rear facing window, pendant ceiling light, double panel radiator, storage cupboard, wooden laminate flooring.

### Bedroom Two

11' 9" into wardrobe x 11' 5" ( 3.58m into wardrobe x 3.48m )  
Two front facing windows, pendant ceiling light, single panel radiator, wooden laminate flooring.

### Bedroom Three

7' 7" x 9' 3" ( 2.31m x 2.82m )  
Front facing window, ceiling light, single panel radiator, built in bed frame.

### Bathroom

Side facing window, panel bath, pedestal wash hand basin, WC, extractor fan, ceiling light.

### Outside Front

To the front of the property there is a part paved driveway and part gravelled driveway providing off road parking for multiple vehicles.

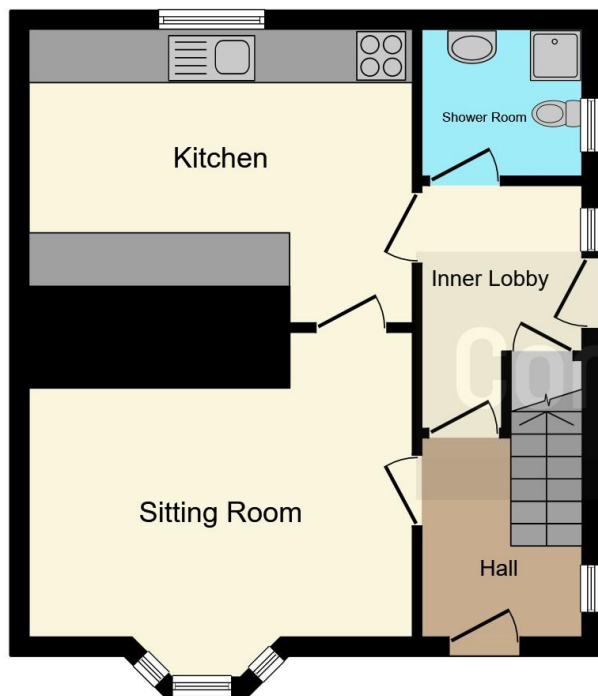
### Outside Rear

To the rear of the property there is a garden with paved and gravelled areas, there is also a laid to lawn area, five garden sheds and gated access to the front of the property.

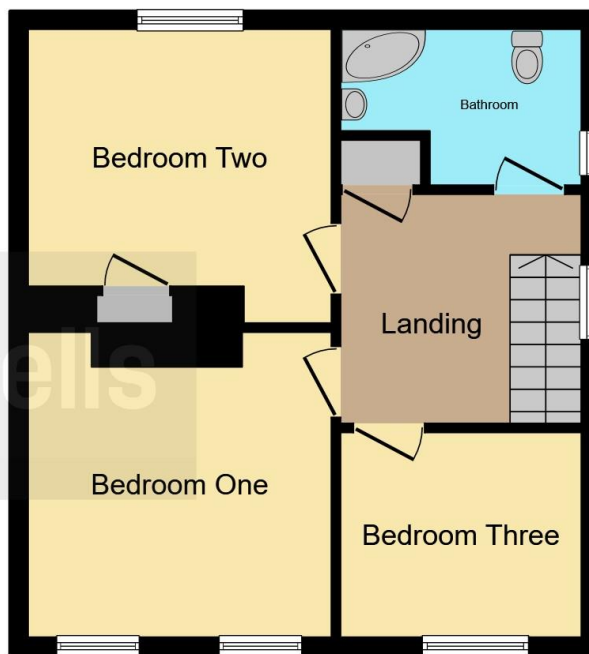
### Services

All mains are connected to the property.





**Ground Floor**



**First Floor**

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

**T 01905 724555**  
**E [warndonvillages@connells.co.uk](mailto:warndonvillages@connells.co.uk)**

Ankerage Green  
 WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL306228](http://connells.co.uk/Property/WVL306228)**

#### Directions to this property:

From the Warndon Villages office turn right onto Mill Wood Drive and follow the road to the junction. Turn right onto Plantation Drive and then take the first exit onto the A4440, follow the road and then take the third exit carrying on the A4440. Then take the second exit onto Pershore Lane following the road for some time. Then turn onto the A38 and follow the road for some time. At the roundabout take the second exit and follow the road until a left turn onto Nunnery Avenue. The property will be on your left hand side.

Tenure: Freehold

EPC Rating: C



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.

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