



Connells

Little Orchard
Droitwich



Property Description

This family home is situated within the popular market town of Droitwich Spa. There are several amenities including shops, supermarkets, schools, train station. The property has hall, cloakroom, sitting/dining room, kitchen and utility. To the first floor are 4 bedrooms and shower room. There is a fore garden and enclosed rear garden. The property benefits from gas fired central heating and uPVC double glazing.

Location

This home is situated close to the centre 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.

Property Description

A four-bedroom family home with sitting/dining room, cloakroom, utility, shower room, gardens to the front and rear, uPVC double glazing and gas fired central heating.

Accommodation Details

Ground Floor

Entrance Porch

Composite door to hall, ceiling light, door to

cloakroom.

Cloakroom

Side facing uPVC double glazed window, ceiling light, single panel radiator, WC, wash hand basin, part ceramic tiled walls.

Sitting/Dining Room

10' 7" max x 20' 2" max (3.23m max x 6.15m max)

uPVC Patio doors to garden, front facing uPVC double glazed window, three ceiling lights, coving to ceiling, dado rail, stairs to first floor, door to kitchen.

Kitchen

10' 9" Max x 12' 8" Max (3.28m Max x 3.86m Max)

Rear facing uPVC double glazed window, part glazed door to garden, two single electric ovens, two plate warming drawers, one and half bowl sink, five ring gas hob with cooker hood over, a range of wall mounted and floor mounted units, wall mounted combination boiler, space for American style fridge freezer, space for washing machine and tumble dryer, arch to utility.

Utility

Composite door to front, larder unit, work surfaces and appliance space, ceiling light.

First Floor

Landing

Dog leg staircase, rear facing uPVC double glazed doors to bedrooms and shower room, storage cupboard with shelving.

Bedroom One

14' 6" x 8' 7" (4.42m x 2.62m)

Two front facing uPVC double glazed window, ceiling light, single panel radiator, access to ladder and boarded loft.

Bedroom Two

12' 11" x 7' 3" (3.94m x 2.21m)

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

Bedroom Three

8' 6" x 5' 6" (2.59m x 1.68m)

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

Bedroom Four

6' 5" x 9' 10" (1.96m x 3.00m)

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

Shower Room

Rear facing uPVC double glazed window, ceiling light, WC, vanity unit with sink, double walk in rainfall shower cubicle, ladder style radiator part tiled walls.

Outside

Front Garden

To the front is a lawned foregarden with pathway leading to the house.

Rear Garden

Enclosed rear garden with terrace, mainly laid to lawn.

Services

All services are connected to the property.





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/WVL307260

directions to this property:

From the Warndon Villages office turn right onto Mill Wood Drive, At the t-junction urn right onto Plantation Drive At the roundabout, take the 1st exit onto Parsonage Way, At the roundabout, take the 3rd exit onto Warndon Way At the roundabout, take the 2nd exit onto Pershore Lane, At the roundabout, take the 2nd exit and stay on Pershore Lane. At the traffic lights, turn right onto A38, At the roundabout, take the 2nd exit onto Celvestune Way, After some time, turn right into Blake Avenue and turn right onto Sling Lane. This leads into Little Orchard where the property will be found on the left hand side.

EPC Rating: D
Council Tax Band: B

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: WVL307260 - 0004