





Property Description

Situated on the outskirts of Droitwich is this family home with access to local amenities, transport links. The property has entrance hall, sitting room, cloakroom, living/dining kitchen, part converted garage. There are four double bedrooms, en-suite, family bathroom.

There is a lawned foregarden with off road parking and low maintenance rear garden.

The property benefits from gas fired central heating and uPVC double glazing.

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.

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Accommodation Details

Ground Floor

Entrance Porch

Canopied porch with courtesy lighting, door to entrance hall.

Entrance Hall

Front facing uPVC obscure glazed door, stairs to first floor, ceiling light, smoke detector, doors to cloakroom, sitting room, living/dining kitchen, door to part converted garage

Cloakroom

WC, wash hand basin, recess spotlights, ceiling light, single panel radiator, ceramic tiled floor.

Sitting Room

13' 2" x 13' 9" (4.01m x 4.19m)

Front facing uPVC double glazed bay window, ceiling light, smoke detector, two double panel radiators.

Living/Dining Kitchen

Rear facing uPVC double glazed window, one and half bowl stainless steel sink, washer/dryer, fridge freezer, double oven, five ring gas hob, dishwasher, wall mounted boiler, recess spotlights, extractor, chimney style stainless steel cookerhood, understairs cupboard, double panel radiator, ceramic tiled floors, French doors to garden.

First Floor

Landing

Side facing uPVC double glazed window, ceiling light, smoke detector, access to loft space, airing cupboard with water tank and slatted shelving.

Bedroom One

13' 3" x 14' Min (4.04m x 4.27m Min)
Front facing uPVC double glazed window, ceiling light, single panel radiator, storage cupboard, door to en-suite.

En-Suite

Front facing uPVC double glazed window, double walk in shower, WC, wash hand basin, recess spotlights, extractor, part tiled walls, chrome ladder radiator.

Bedroom Two

Rear facing uPVC double glazed window, Ceiling light, single panel radiator.

Bedroom Two

9' 6" x 13' 6" (2.90m x 4.11m)
Rear facing uPVC double glazed window, Ceiling light, single panel radiator.

Bedroom Three

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

Bedroom Four

10' 5" x 11' 2" (3.17m x 3.40m)
Front facing uPVC double glazed window, ceiling light, single panel radiator.

Bathroom

Rear facing uPVC double glazed window, white suite with bath and shower over, WC, wash hand basin, recess spotlights, extractor, pat tiled walls, chrome ladder radiator.

Outside

Front Garden

To the front is a lawned foregarden with off road parking, gated access to rear and pathway to front door.

Rear Garden

Low maintenance garden, sun terrace,

astroturf lawn with raised borders, gated access to front, door to garage.

Part Converted Garage

9' 9" x 19' 7" (2.97m x 5.97m)
Composite door to garden, ceiling light, single panel radiator.





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

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directions to this property:

From our Connells Warndon Villages branch turn right onto Millwood Drive then right onto Plantation Drive. At the roundabout, take the first exit followed by a right at the next roundabout. Take the second exit at the following roundabout onto Pershore Lane followed by the third exit at the next roundabout onto Offerton Lane. Take a right onto Smite Lane continuing along this route until taking a left onto Pulley Lane. Turn right onto Woodland way and an immediate left onto Goldcrest Way, Take a right onto Exglove Avenue, followed by a right onto Columbine Road.

EP Rating: E
 Band: E



Tenure: Freehold



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