



**71 Oakland Avenue**

Droitwich, WR9 7BT

**Andrew Grant**

# 71 Oakland Avenue

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**3 Bedrooms   2 Bathrooms   2 Reception Rooms**

A semi-detached family home with open-plan kitchen/dining, bay-fronted living room, three bedrooms and large gardens, convenient for local amenities.

- Semi-detached home with open-plan kitchen/dining and a separate bay-fronted living room
- Feature fireplace and broad bay windows add character and charm
- Long lawned garden with mature trees, hedging and a pergola seating area
- Driveway to the front provides off-road parking for two cars and access to the rear
- Located on a popular avenue in Droitwich close to schools, shops and transport links

Set on a sought-after avenue in Droitwich, this semi-detached home offers a thoughtfully arranged layout ideal for modern family living. A bay-fronted living room provides a cosy retreat, while the open-plan kitchen and dining room forms the sociable heart of the home with a door out to the garden and a handy ground floor shower and utility. Upstairs there are three bedrooms and a contemporary bathroom. Outside the long garden is enclosed by mature hedging, and the tarmac driveway at the front provides parking for two vehicles.

945 sq ft (87.8 sq m)





## The kitchen

This open-plan kitchen and dining room serves as the hub of the home, perfect for everyday cooking and socialising. A range of fitted cabinets with contrasting worktops incorporate a stainless-steel oven, gas hob and extractor, while a sink sits beneath the window. From the kitchen area there is access to a useful ground floor shower and utility.



## The dining room

The dining room comfortably accommodates a family table and additional furnishings and is enhanced by a wide opening into the adjoining kitchen, while a door leads directly out to the garden and a further door provides access to the hallway.



## The living room

Positioned at the front of the home, the living room is an inviting space for relaxation and entertaining. A broad bay window overlooks the front garden, while a feature fireplace with wood surround forms a focal point. There is ample space for comfortable seating and direct access to the hall.



## The shower and utility room

Providing useful additional facilities on the ground floor, this room combines a shower area with practical utility space. A glazed shower enclosure with chrome fittings sits alongside a compact vanity unit and WC, while tiled walls create a clean, durable finish. Space and plumbing are in place for laundry appliances, with a window allowing for ventilation and natural light.



## The primary bedroom

As the principal bedroom, this generous double room offers a wide front-facing bay window lends a pleasant outlook and provides additional floor space. There is plenty of room for a double bed and other furnishings.



## The second bedroom

This sizeable second bedroom enjoys a wide window framing garden views. The room offers ample space for a full suite of bedroom furniture and the layout allows scope for fitted storage.



## The third bedroom

This third bedroom is ideal as a child's room or study. It benefits from a front-facing window and offers a versatile room suited to a range of uses.



## The bathroom

The first-floor bathroom is fitted with a modern white suite including a panelled bath with shower over, pedestal wash basin and WC. Contemporary tiling lines the walls, and a frosted window provides privacy and ventilation.



## The garden

The long rear garden is mainly laid to lawn with a variety of mature trees, shrubs and hedging creating a green backdrop. A pergola seating area provides space for alfresco dining, and a gate from the driveway offers convenient access. There is plenty of room for children to play and keen gardeners to cultivate.





## The driveway and parking

The property is set back behind a low-maintenance front garden with established shrubs. A tarmac driveway provides off-road parking for two vehicles and leads to a wooden side gate giving access to the rear garden. An arched entrance porch shelters the front door.

## Location

Droitwich Spa is a charming spa town in Worcestershire with a rich heritage and a welcoming community. Oakland Avenue lies within easy reach of the town centre which offers a mix of supermarkets, independent shops, restaurants and leisure facilities. Local primary and secondary schools are well-regarded and nearby parks and open spaces provide opportunities for recreation. Excellent road links connect to Worcester, Birmingham and the M5 motorway, while Droitwich Spa railway station offers regular services for commuters. The surrounding countryside is within easy reach for weekend walks and outdoor pursuits.

## Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, Three, EE and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

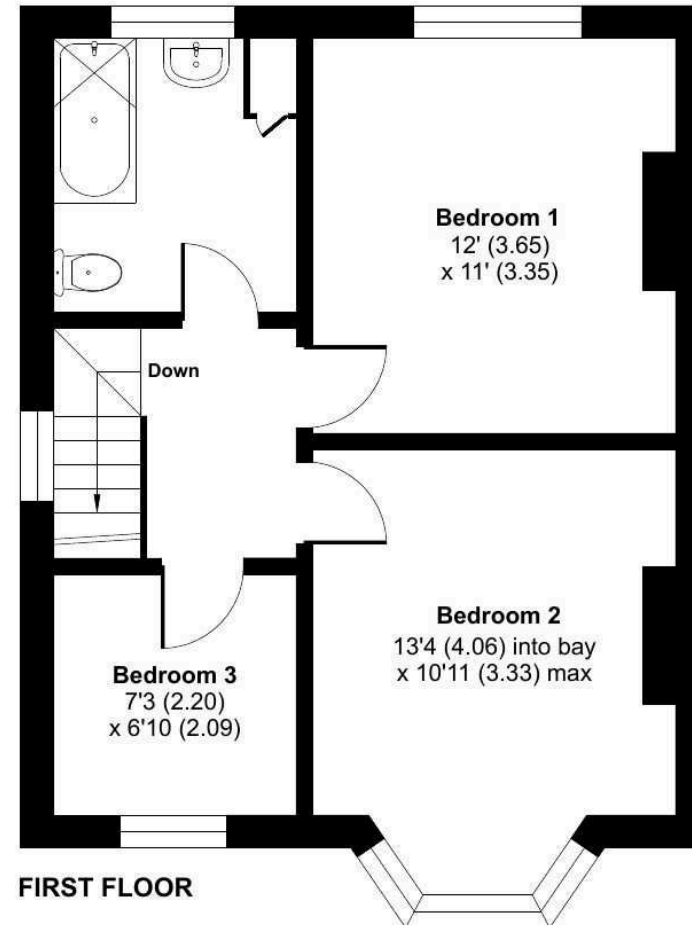
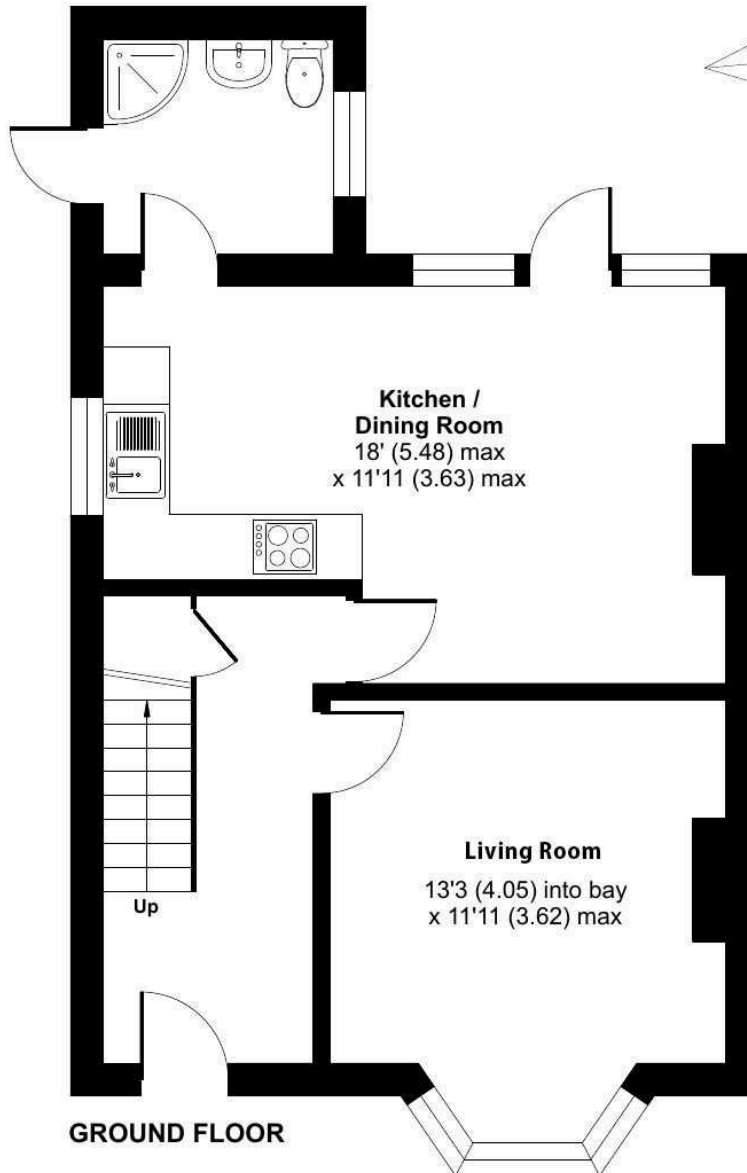
The Council Tax for this property is Band D.



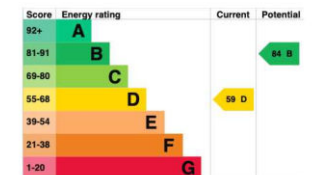
# Oakland Avenue, Droitwich, WR9

Approximate Area = 945 sq ft / 87.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2026. Produced for Andrew Grant. REF: 1434323



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