



Kidderminster Road | Cutnall Green | Droitwich | WR9 0QF

**Guide Price £350,000**

COOPER & CO

## KEY FEATURES

- 3 Bedroom Semi-Detached Family Home
- Generous proportions throughout
- High quality finish
- In the highly sought after village of Cutnall Green
- Two Allocated Parking Spaces
- Private South Facing Garden
- Easy access to local amenities and transport links
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***

## DESCRIPTION

**\*\*WELL PRESENTED & CHARACTERFUL 3 BEDROOM SEMI-DETACHED FAMILY HOME WITH SOUTH FACING GARDEN IN THE EVER POPULAR VILLAGE OF CUTNALL GREEN\*\*** With a high quality & tasteful finish throughout this fabulous family home Internally the property boasts 3 bedrooms, 1 with en-suite, family bathroom, lounge, kitchen/ diner, orangery, and downstairs WC. Externally the property benefits from 2 off-street allocated parking spaces, side access and a well presented south facing rear garden.



### Entrance Hall

Solid oak underfoot flooring, radiator, access to storage unit, doors to the lounge, downstairs WC, kitchen diner, and stairs to the first floor

### Lounge

Carpeted underfoot flooring, feature fireplace with surround, radiator, DG UPVC Windows to the front aspect, DG UPVC Patio Doors to the rear garden

### Kitchen Diner

Tiled underfoot flooring, kitchen sink with the drainer and mix of tap, base and wall units surmounted by work surfaces, integrated electric, hob with fan extractor above, radiator, DG UPVC window to the front aspect, door to the conservatory

### Orangery

Carpeted underfoot flooring, DG UPVC windows to the rear aspect, DG UPVC Sky-light windows, DG UPVC Patio doors to the rear garden

### Downstairs WC

Solid oak underfoot flooring, wash hand basin, low flush WC, radiator, frosted DG window to the rear aspect







#### Landing

Carpeted underfoot flooring, doors to family bathroom, bedrooms 1, 2, and 3

#### Bedroom 1

Carpeted underfoot flooring, radiator, DG UPVC window to the rear aspect, door to en-suite bathroom

#### Bedroom 1 Ensuite

Solid oak underfoot flooring, low flush WC, heated towel rail, wash hand basin with vanity unit, walk-in shower with shower overhead, frosted DG UPVC window to the front aspect

#### Bedroom 2

Carpeted underfoot flooring, radiator, DG UPVC window to the rear aspect

#### Bedroom 3

Carpeted underfoot flooring, radiator, DG UPVC window to the front aspect

#### Family Bathroom

Solid oak underfoot flooring, half tiled, wash hand basin, low flush WC, heated towel rail, bath with shower overhead, frosted DG UPVC window to the front aspect

#### Rear Garden

Lawned, patio area, borders, 2x garden sheds, side access,

## FLOOR PLANS



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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