



48 Tagwell Road

Droitwich, WR9 7AD

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully presented four-bedroom family home offering generous living space, modern comforts and a delightful garden, occupying a highly sought-after Tagwell Road setting close to well-regarded schools and the town centre.

- Spacious and well-maintained four-bedroom semi-detached family home.
- Modern kitchen and dining area with a bright open layout.
- Attractive landscaped rear garden with distinct seating areas.
- Gravelled driveway and garage providing ample parking.
- Sought-after Tagwell Road location, close to well-regarded schools, Droitwich Lido, rail links and everyday amenities.

48 Tagwell Road is a superb family home combining well-proportioned rooms with a modern layout ideal for contemporary living. The property offers an inviting entrance hall leading to two bright reception rooms, a stylish open-plan kitchen and dining space, a practical utility room and a convenient cloakroom. Upstairs features four comfortable bedrooms, along with a modern bathroom and separate shower room. Outside, the property enjoys a beautifully landscaped rear garden designed for relaxation and entertaining. The front offers generous off-road parking and access to an integral garage. Situated in one of Droitwich's most desirable residential areas, this impressive home provides comfort, functionality and a welcoming setting for family life.

1683 sq ft (156.3 sq m)





The kitchen and dining room

The kitchen and dining room form the heart of the home, offering an impressive open layout filled with natural light from large windows and a skylight. Modern cabinetry provides generous storage and work surfaces, while the central island creates a perfect gathering point for family meals or entertaining. French doors lead directly to the rear garden, enhancing the spacious feel.

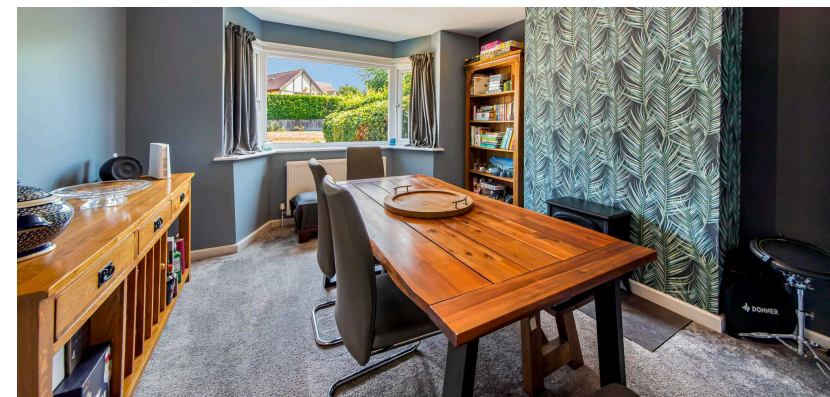






The dining room

The dining room is positioned at the front of the property and features a wide bay window that fills the space with natural light. Generous in size, it provides an excellent setting for entertaining or family dining and offers flexibility for alternative use as a study or additional reception room if desired.





The living room

The living room is an inviting space positioned at the rear of the property, featuring a central fireplace and wide French doors opening onto the garden. The natural light enhances the room's generous proportions, creating an ideal setting for relaxing or entertaining while enjoying pleasant views across the outdoor area.





The cloakroom and utility

The cloakroom provides practicality with a fitted wash basin and WC, conveniently positioned off the kitchen. The adjoining utility room offers additional worktop space and storage with access to the rear garden and garage, creating an efficient area for everyday tasks while keeping the main kitchen free for family living and entertaining.



The primary bedroom

The primary bedroom is a spacious retreat positioned at the front of the property, featuring a wide bay window that fills the room with natural light. Its generous layout provides ample space for storage and furnishings, creating a comfortable and relaxing environment ideal for unwinding at the end of the day.





The second bedroom

The second bedroom is a bright and well-proportioned double room positioned at the rear of the property. It enjoys pleasant views over the garden and provides ample space for bedroom furniture, making it an excellent choice for guests or family members seeking a comfortable and peaceful environment.





The third bedroom

The third bedroom, currently arranged as a home office, is a well-proportioned double bedroom positioned at the front of the property. A wide window provides plenty of natural light, while its generous proportions offer excellent flexibility, whether retained as a workspace or used as a comfortable double guest or family bedroom.



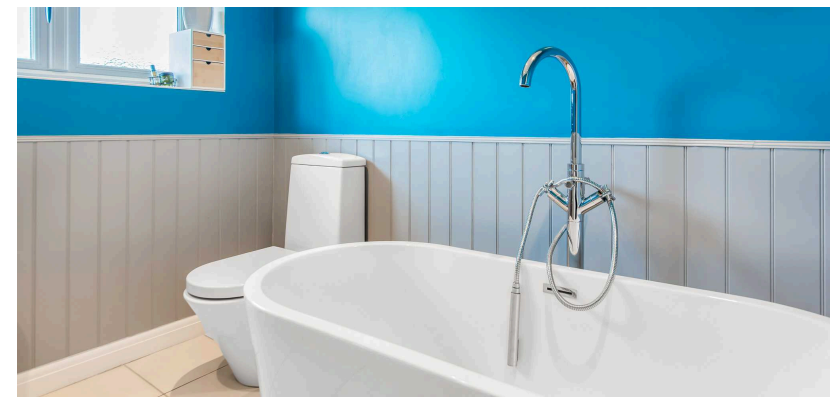
The fourth bedroom

The fourth bedroom is a versatile room positioned at the front of the property, currently arranged as a child's bedroom. It has previously accommodated both a double bed and a home office, demonstrating its flexibility, although it is best suited as a generous single bedroom, nursery or study. Enjoying pleasant views across the frontage, it provides adaptable accommodation to suit a range of lifestyle requirements.



The bathroom

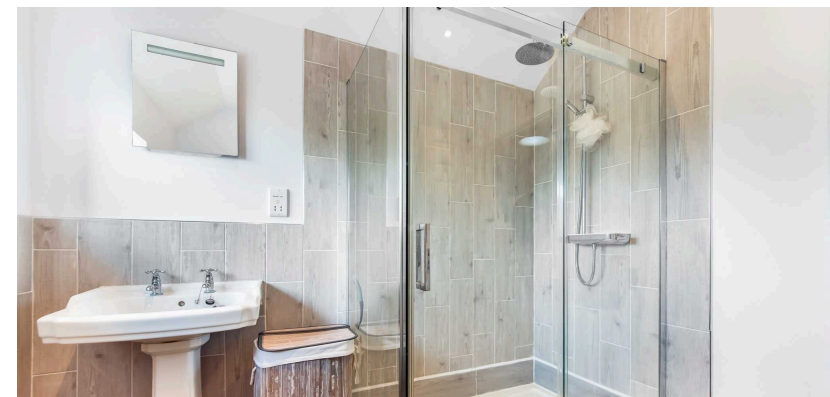
The bathroom is fitted with a freestanding bath, wash basin and WC. Finished with half-height panelling and tiled flooring, it provides a calm and functional environment for daily use, offering a relaxing space to unwind with natural light filtering through the rear-facing window.





The shower room

The shower room features a large walk-in enclosure, pedestal wash basin and WC. Finished with tiled walls and flooring, it offers a modern and practical space designed for convenience, providing an ideal setting for busy mornings or guests while maintaining a bright and well-presented appearance.





The rear garden

The rear garden offers an impressive outdoor space designed for enjoyment and practicality. A variety of areas are thoughtfully arranged, including gravel pathways, raised borders and multiple seating areas ideal for relaxing or entertaining. Established planting provides greenery and privacy, while a greenhouse and summerhouse add versatility for hobbies and seasonal use.





The layout ensures a low-maintenance yet inviting setting that can be appreciated throughout the year, with ample room for outdoor dining, children's activities or gardening. This well-planned garden perfectly complements the home's overall appeal.







The driveway and parking

The property features a gravelled driveway providing convenient off-road parking and access to the integral garage. The garage includes lighting and power, offering excellent space for storage or practical use. This arrangement ensures both convenience and functionality, making it ideal for modern living and everyday family requirements.

Location

Droitwich Spa is a historic Worcestershire town best known for its Roman heritage and natural salt springs, combining character with excellent everyday amenities. The town centre offers a good range of shops, supermarkets, pubs, cafés, and restaurants, alongside leisure facilities including Droitwich Lido, a popular open-air swimming pool. The Norbury Theatre and local community events also contribute to the town's lively and welcoming atmosphere.

Families are well served by a number of highly regarded schools, including St Peter's Droitwich C of E Academy, Westacre Middle School, and Droitwich Spa High School. A variety of independent schools are also easily accessible in Worcester and Bromsgrove, broadening the choice for families. The town benefits from plenty of green space, with Lido Park, Vines Park, and the Droitwich Canals offering attractive spots for walking and cycling. The wider Worcestershire countryside and the nearby Malvern Hills also provide excellent opportunities for outdoor recreation.

Droitwich enjoys strong transport links. The railway station provides direct services to Worcester, Birmingham, and beyond, while the M5 motorway (junctions 5 and 6) is only minutes away, offering quick access to the Midlands, the South West, and London. Birmingham International Airport can be reached in around 30 minutes by car.

Services

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

Council Tax

The Council Tax for this property is Band D.



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Approximate Area = 1560 sq ft / 144.9 sq m

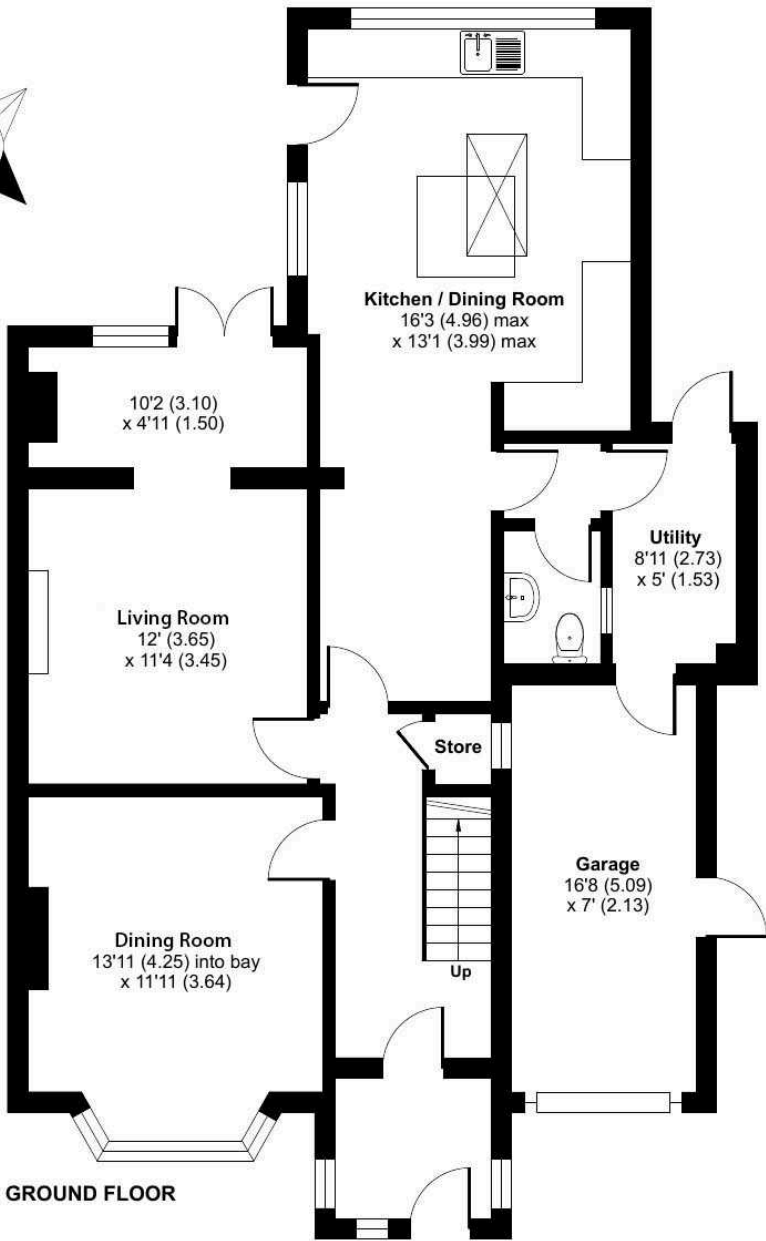
Garage = 123 sq ft / 11.4 sq m

Total = 1683 sq ft / 156.3 sq m

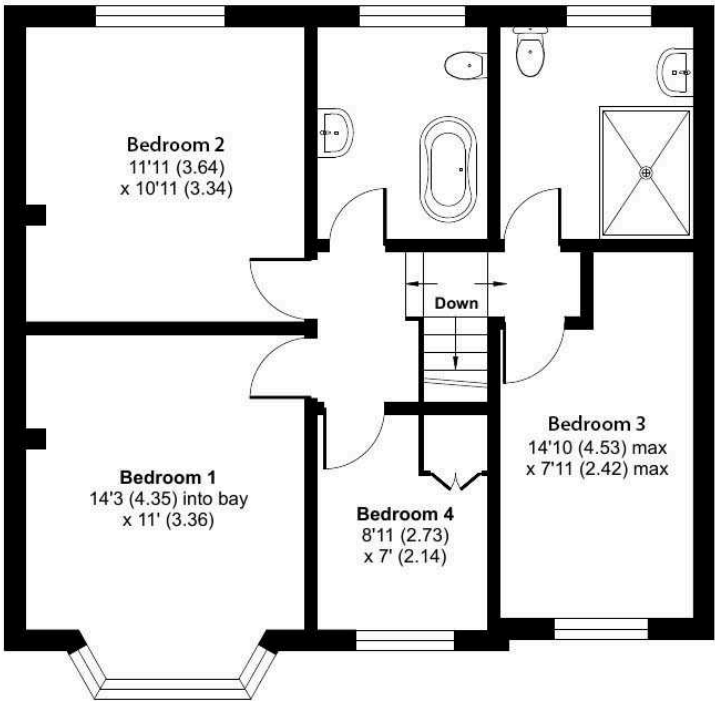
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1361667



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Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com