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Parkinson Wright  
Estate Agents**



## Westmead Close, Droitwich Spa, WR9 9LG

Price Guide £275,000

- Link Detached House
- Kitchen/Dining Room
- Shower Room
- Gas Central Heating & Triple Glazing
- Privately Owned Solar Panels
- Lounge
- Three Bedrooms
- Garage & Driveway
- Rear Garden
- Scope For Modernisation

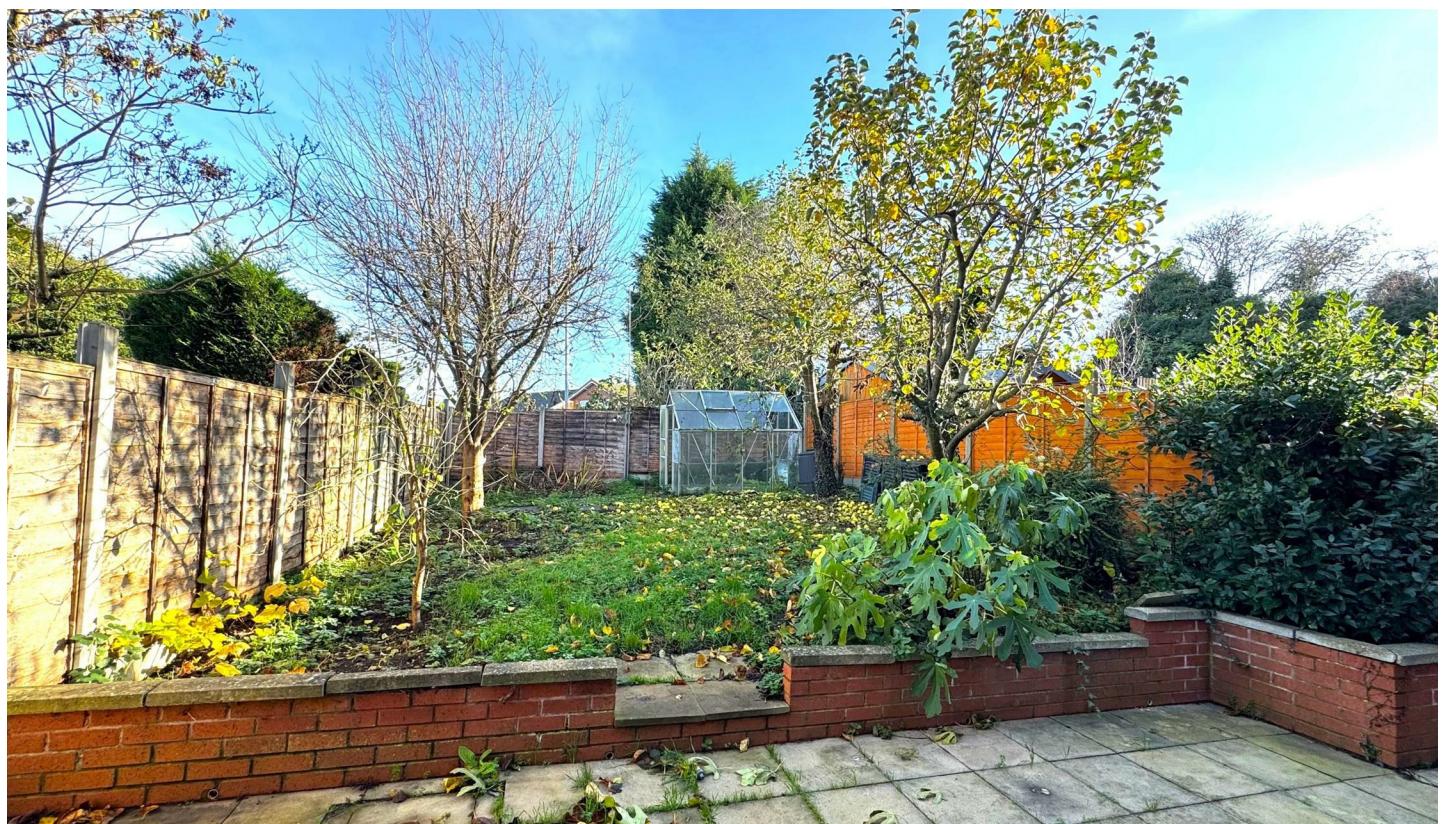
# 1 Westmead Close, Droitwich Spa WR9 9LG

An exciting opportunity to acquire this substantial link detached property ideal for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

An excellent choice for those seeking a family home in a sought-after area of Droitwich, with its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home. **EARLY VIEWING ESSENTIAL.**



Council Tax Band: C





## LOCATION AND DESCRIPTION

Nestled in the charming area of Westmead Close, occupying a prime position within easy reach of Droitwich Spa, railway links and the M5 motorway Junction 5. Droitwich has an array of facilities including a variety of shops and supermarkets, two golf clubs, lido park, theatre and other leisure pursuits close at hand.

## ENTRANCE

Semi opaque double glazed UPVC front door with matching side facing side panel and wall light. A part glazed wooden door opens into:-

## RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and door to:-

## LOUNGE

14'7 x 12'0 (both max)

A good size reception room with ceiling light, four wall lights, front facing triple glazed window, radiator and useful under stairs storage cupboard. Door to:-

## KITCHEN/DINING ROOM

15'2 x 10'2

Combining kitchen and dining areas with ceiling light, two radiators, recessed ceiling spotlights, rear facing triple glazed window, rear facing triple glazed French doors overlook the garden and give direct rear access. There are a range of wall, base and drawer units with roll top work surface over, complimentary tiled splashback, sink, matching drainer, mixer tap, four ring electric hob with extractor fan over, built in oven and grill, integrated fridge and freezer and freestanding appliances to include, dishwasher, tumble dryer and washing machine.

## LANDING

Ceiling light, side facing triple glazed window, airing cupboard housing the hot water tank and doors to:-

## BEDROOM ONE

12'7 x 8'5

A good size principal bedroom with ceiling light, front facing triple glazed window, radiator and a built in cupboard providing storage.

## BEDROOM TWO

10'1 x 8'5

Another double bedroom with ceiling light, rear facing triple glazed window, radiator and a built in cupboard providing useful storage.

## BEDROOM THREE

9'3 x 6'5

A good size single bedroom with ceiling light, front facing triple glazed window and radiator.

## SHOWER ROOM

6'4 x 6'2

Ceiling light, rear facing triple glazed opaque window and a chrome heated towel rail. There is a three piece white suite consisting of a shower cubicle with shower over, wash hand basin with storage cupboard under and a low level W.C.

## OUTSIDE

To the front of the property is a lawned foregarden a block paved drive provides off road parking and leads to the garage and the front door.

To the rear of the property is an enclosed and private garden with an initial slabbed patio area, lawn, mature fruit trees, greenhouse and fishpond.

## GARAGE

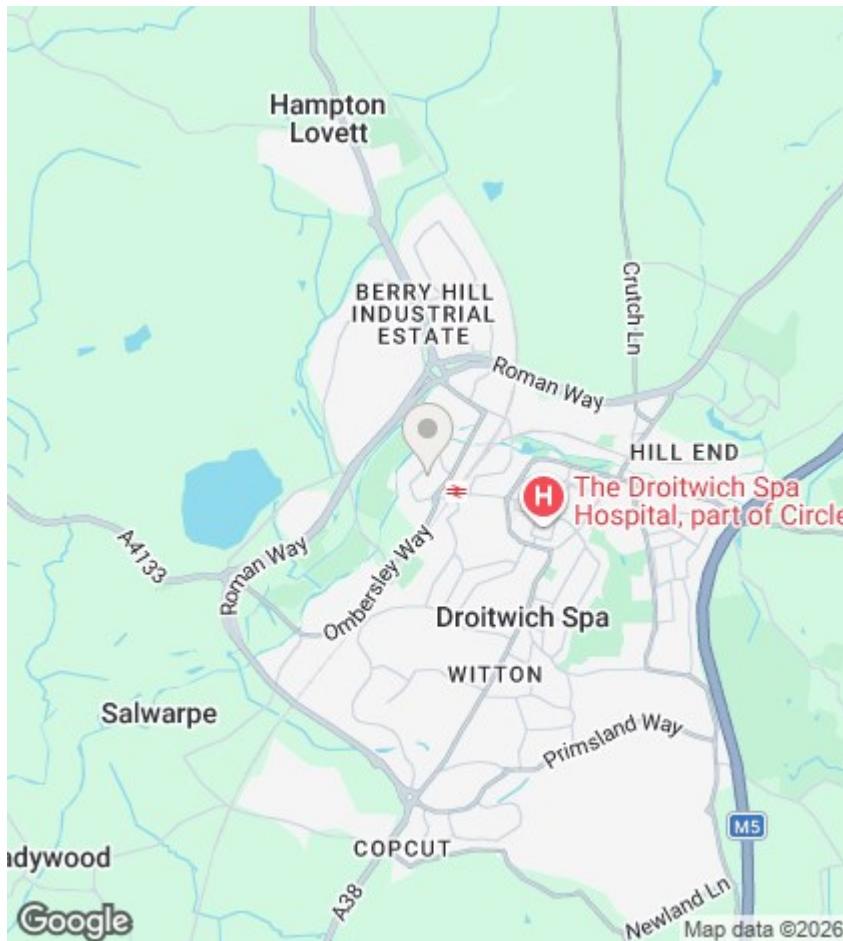
19'4 x 8'2

With up and over door, light and power. There is a separate access via a UPVC part opaque glazed door leading from the garden.

## SERVICES

We believe all mains services are connected to the property but have not been checked by the agent.

**PLEASE NOTE:** - The property benefits from Photovoltaic (PV) solar panels with battery storage, these are situated on the roof at the front of the property. These were installed approximately two years ago and are privately owned.



## Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

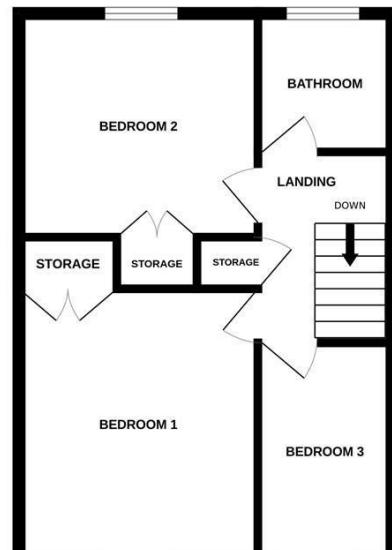
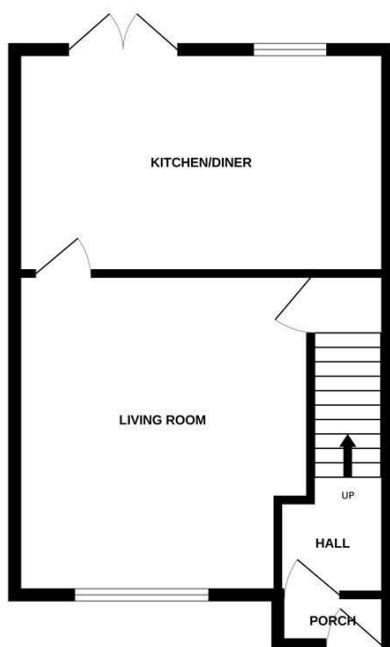
EPC Rating: C

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 85        |
| (69-80) C                                   | 72      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 852 sq.ft. (79.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the information contained in this document, measurements, areas and descriptions are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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