FOR SALE







Coppice Way, Droitwich

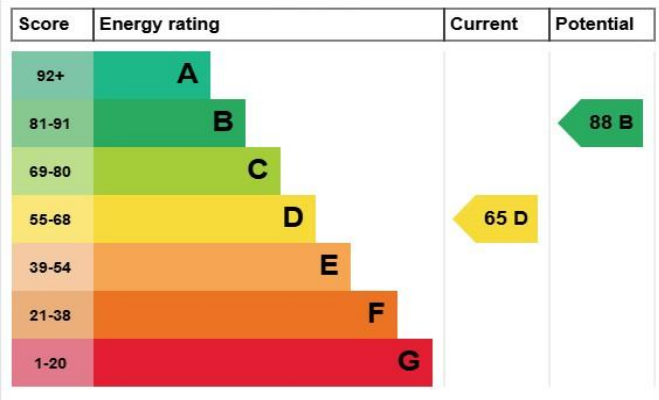
3 Bedrooms, 1 Bathroom, Detached House

Guide Price £285,000

MARTIN&CO



- **Well Presented Freehold Three Bedroom Detached Family Home**
- **Garage & Spacious Multi Car Driveway**
- **Situated in the Popular Town of Droitwich Spa**
- **Private Garden and Conservatory**
- **Modern Family Bathroom**
- **Potential to Extend Subject to Planning Permission**
- **Council Tax band D**
- **EPC Rating band D**



DESCRIPTION

Occupying a sizeable plot situated on the popular Coppice Way, this good sized three bedroomed detached property offers a generous driveway, useful garage and well-proportioned living space. The well-maintained home is ready to enjoy from day one, whilst offering plenty of potential to personalise & extend, subject to planning permission.

The accommodation is in overall good condition, with fully fitted carpets and decoration throughout. You are welcomed via an entrance hallway, with stairs ahead leading to the first floor. You enter the bright & spacious living room, which leads you through to the kitchen/diner to the rear of the property. The kitchen features ample cupboard space, fitted oven & hob, and under counter space for appliances. You are then lead into a double-glazed conservatory, offering additional living space. Upstairs are three good sized bedrooms and a recently refurbished modern family bathroom.

The plot itself provides a large, paved driveway providing ample off-road parking for multiple vehicles, with the added benefit of a garage, which has electricity connection & offers ample storage. To the rear, there is a good size garden, with scope to maximise its full potential.





LIVING ROOM
4.58m x 3.65m (15' 0" x 12'0")

KITCHEN/DINING ROOM
4.68m x 3.28m (15' 4" x 10' 9")

CONSERVATORY
2.90m x 2.44m (9' 6" x 8' 0")

BEDROOM 1
4.29m x 2.71m (14' 1" x 8' 11")

BEDROOM 2
3.57m x 2.71m (11' 9" x 8' 11")

BEDROOM 3
2.90m x 2.04m (9' 6" x 6' 8")

BATHROOM
2.09m x 1.64m (6' 9" x 5' 6")

GARAGE
5.21m x 2.77m (17' 1" x 9' 1")







Total floor area: 97.0 sq.m. (1,044 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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