



13 Ombersley Road, Droitwich, Worcestershire, WR9 8JF

£525,000

Allan Morris
estate agents

13 Ombersley Road, Droitwich, Worcestershire, WR9 8JF

This Freehold Victorian detached family home is situated in an established residential area, within walking distance of the railway station and facilities of the town centre. The location is also convenient for the national motorway network and commuting to Worcester and Birmingham.

The house has replacement PVC double glazing fitted in October 2024 and replacement gas-fired central heating installed in January 2021 and offers spacious accommodation over three floors of approximately 1,760sqft plus a basement, comprising: a reception hallway; lounge; snug; dining room; fitted breakfast kitchen; utility; five bedrooms; an en suite dressing room; two bathrooms; and a separate toilet.

In addition, the property benefits from a basement with a lobby and two cellar rooms, a detached double garage and three car driveway to the rear and a private rear garden with a lovely southerly aspect.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller & have not checked any legal documentation. Points of interest or concern should be verified by your solicitor.
- Allan Morris have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate & may include recesses, suites, units, restricted headroom & wardrobes.

KEY POINTS

- Freehold tenure
- Replacement PVC double glazing, installed in October 2024
- Replacement gas-fired central heating, installed in January 2021
- Council Tax band E
- Energy Performance Certificate band tbc
- Detached double garage & drive to rear
- Private rear garden with southerly aspect





INCLUSIONS

- Carpets & floor coverings, as fitted
- Built-in wardrobes in bedrooms 1 & 2
- Wardrobe in bedroom 3
- Gas fire in lounge
- Electric fire in dining room
- Dishwasher, range oven & cookerhood in kitchen
- Fridge/freezer in utility

DESCRIPTION

GROUND FLOOR

- **OPEN PORCH**
- **RECEPTION HALLWAY** 7.52m x 1.54m (24'8" x 5'0")
- **LOUNGE** 4.20m < 5.00m x 3.55m (13'9" < 16'4" x 11'8")
- **SNUG** 3.33m x 2.95m (10'11" x 9'8")
- **DINING ROOM** 3.67m x 2.92m (12'0" x 9'7")
- **FITTED BREAKFAST KITCHEN** 6.24m x 2.93m (20'5" x 9'7")
- **UTILITY** 2.33m x 0.87m (7'7" x 2'10")

BASEMENT FLOOR

- **LOBBY** 3.87m x 1.86m (12'8" x 4'5")
- **CELLAR ONE** 4.28m x 3.33m (14'0" x 10'11")
- **CELLAR TWO** 3.74m x 2.90m (12'3" x 9'6")





FIRST FLOOR

- **LANDING** 6.35m x 1.40m (20'10" x 4'7")
- **BEDROOM ONE** 4.09m x 3.51m (13'5" x 11'6")
- **EN SUITE DRESSING ROOM** 2.08m x 1.51m (6'10" x 4'11")
- **BEDROOM TWO** 3.44m < 3.79m x 3.06m (11'3" < 12'5" x 10'0")
- **BEDROOM THREE** 3.58m x 3.06m (11'9" x 10'0")
- **LARGE BATHROOM ONE** 3.02m x 2.31m (9'11" x 7'7")
- **SEPARATE TOILET** 1.23m x 0.97m (4'0" x 3'2")

SECOND FLOOR

- **LANDING** 3.13m x 1.04m (10'3" x 3'5")
- **BEDROOM FOUR** 3.71m < 5.31m x 3.69m > 1.50m (12'2" < 17'5" x 12'1" > 4'11")
- **BEDROOM FIVE** 2.83m < 3.45m x 2.39m (9'3" < 11'4" x 7'10")
- **BATHROOM TWO** 2.55m < 2.90m x 2.26m (8'4" < 9'6" x 7'5")

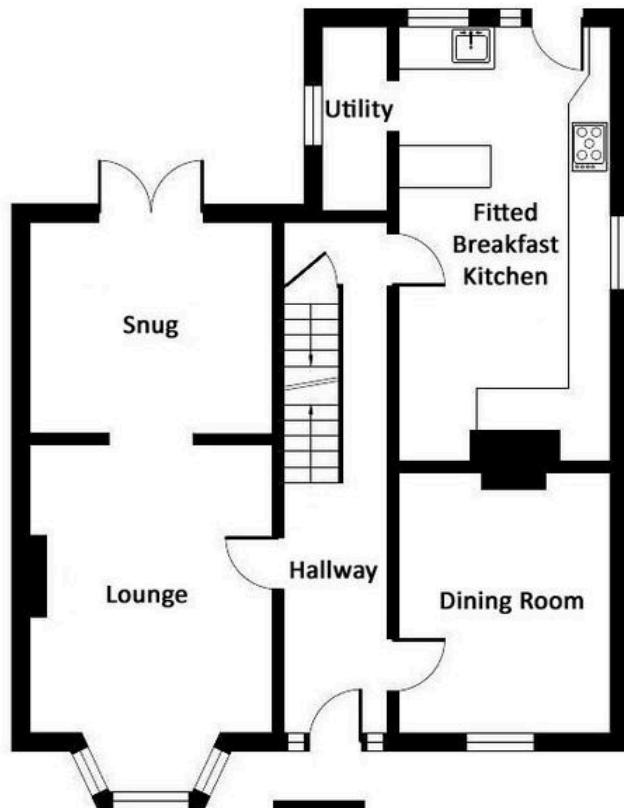
OUTSIDE

- **GARDENS** The house stands behind a front garden behind a privet hedge. A gate opens to a pathway along the side to the rear, where the property benefits from a private rear garden with a lovely southerly aspect.
- **DOUBLE DETACHED GARAGE** 5.32m 5.32m (17'6" x 17'6") (Door widths 2.13m 7'0")
- **PARKING** To the front of the garage (which is situated at the rear of the property) there is a drive providing off-road parking for up to three cars.

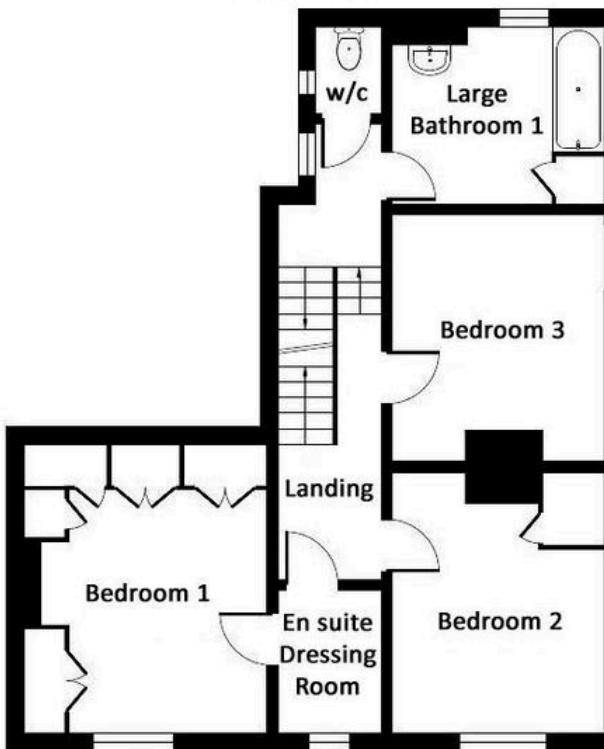




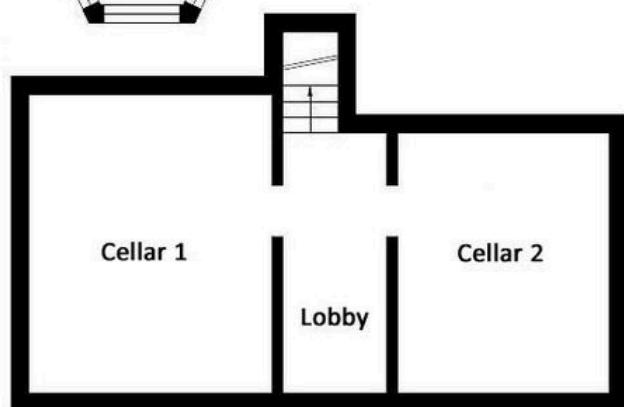
Ground Floor



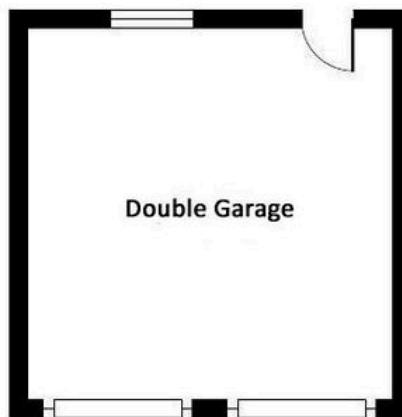
First Floor



Second Floor



Basement



Garage

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

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