



£240,000

Brook Meadow, Wychbold, Droitwich WR9 7SJ

**GUEST**  
ESTATE AGENTS

Modern two-bedroom, mid-terrace home

Excellent energy efficiency with EPC rating B

Off-road parking for two vehicles

Spacious open-plan kitchen/dining/living room with garden access

Downstairs WC and useful hallway utility cupboard

Principal bedroom with en-suite shower room

Family bathroom serving second bedroom

South-east facing rear garden with rear access

External taps to both front and rear

Combi boiler and uPVC double glazing throughout

Situated within a modern residential development in the popular village of Wychbold, this well-presented two-bedroom mid-terraced home offers bright, practical living space and low-maintenance, energy-efficient accommodation. Ideally suited to first-time buyers, downsizers or investors, the property combines modern convenience with village living and excellent transport links.

The property is set back from the road behind a lawned front garden with a slabbed pathway leading to the entrance, alongside off-road parking for two vehicles. Upon entering, you are welcomed into a hallway featuring a useful utility cupboard with space and plumbing for a washing machine, providing practical laundry facilities and additional household storage. Immediately off the hallway is a generously sized downstairs WC.

A door leads through to the main living space: an open-plan kitchen/dining/living room spanning the rear of the property. The kitchen is fitted with matching wall and base units and includes a Bosch oven, gas hob and extractor. There is ample space for both dining and seating areas, creating a sociable and versatile environment for everyday living. The sitting area benefits from excellent natural light via patio doors with additional glazed side panels, which open directly onto the rear garden and create a seamless connection between



indoor and outdoor living.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is served by a family bathroom accessed from the landing.

The south-east facing rear garden is mainly laid to lawn and features a slabbed pathway leading to a storage shed. A rear gate provides access via a side pathway owned by the property, offering convenient rear access. External taps are fitted to both the front and rear of the home, ideal for garden maintenance and vehicle cleaning. The property further benefits from a strong EPC rating of B, helping to keep energy costs lower and enhancing overall efficiency.

Wychbold is a well-connected and popular village offering a range of local amenities, including a local doctors surgery, first school, shops, cafés and public houses, along with everyday services. The village is particularly well placed for commuters, with excellent access to the A38 and nearby motorway links, including the M5, providing convenient travel to Birmingham, Worcester and the wider Midlands. The surrounding Worcestershire countryside offers excellent opportunities for outdoor leisure, while nearby towns such as Droitwich Spa and Bromsgrove provide additional shopping, schooling and leisure facilities. Rail services are available from nearby stations, making the location attractive for both families and professionals seeking a balance between village life and commuter convenience.

Tenure: Freehold\*

\*The vendor has informed us that the property is freehold. Whilst we believe this information to be correct, it has not been verified and confirmation should be sought from the purchaser's conveyancer.

There is a small ground maintenance charge of approximately £150 per annum.

Approx. Floor Area: 62.0 sq m (667.0 sq ft)

EPC Rating: B

Council Tax Band: B

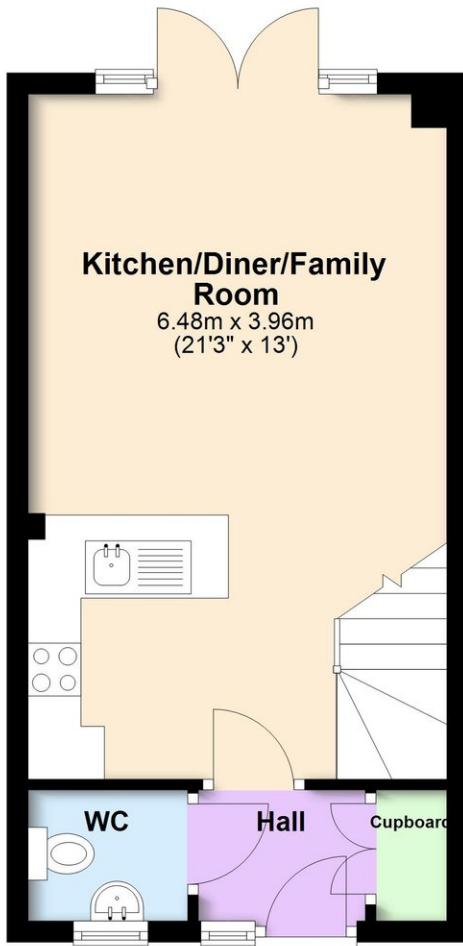
Rear Garden Orientation (approx.): South East



## Floorplan

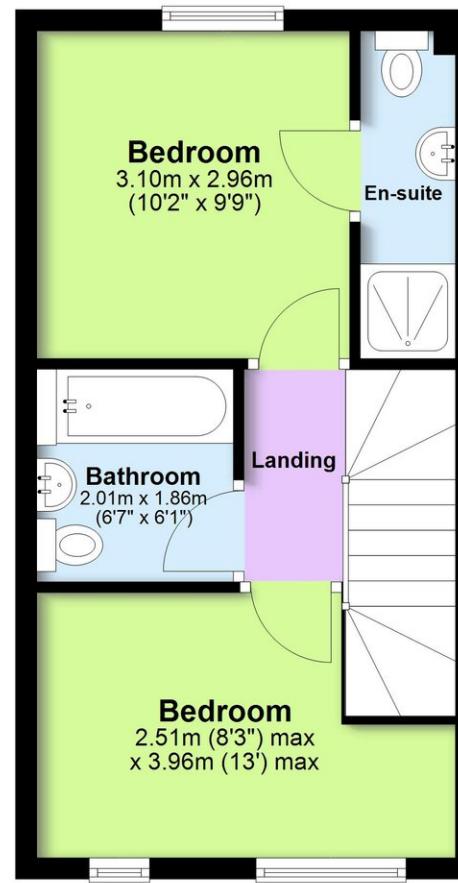
### Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item 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.

Plan produced using PlanUp.

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Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

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For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

## Everything else

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

## Our contact details

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## Disclaimer

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