



**Allan Morris**  
estate agents

**Droitwich Road, Worcester.**

## 16 Droitwich Road, Worcester. WR3 7LJ

### Features:

- \* Victorian 3 bedroom semi detached house
- \* Immaculately presented
- \* Deep skirting boards & ornate coving
- \* Stunning tiled Hall floor
- \* High ceilings & spacious rooms
- \* Open-plan Kitchen/Breakfast Area
- \* Secure parking & courtyard style garden

A wonderful opportunity to acquire a substantial Victorian three bedroom semi detached house, situated within easy reach of Worcester city, local schooling, Gheluvelt Park and major transport links.

Accommodation briefly comprises: Superb Entrance Hall with tiled flooring, Sitting Room to front elevation with decorative feature fireplace, coving, high skirting boards and ceiling light rose, 2nd Reception/Snug with decorative fireplace, recessed shelving, cupboards and double opening doors to patio and rear, Cellar with power and lighting and good head height, together with 2 radiators (ideal for conversion into a Gym/Office, etc., if required), Superb extended open-plan Kitchen/Dining Room with under floor heating, fully fitted with Carrara marble worktops, superb central island unit, laundry cupboard for washing machine and dryer, further storage housing the boiler, etc. To the far end of the Dining Area are bi-fold doors onto the courtyard. Downstairs Cloakroom. On the first floor: Landing with access to roof void, Bedroom 2 a superb double room with 2 double glazed sash windows to side elevation, Family Bathroom with tiled flooring and part tiled walls, the bath has central taps with Victorian style hand shower over with additional shower over bath, Upper Landing with access to further roof void, Bedroom 3 to rear elevation with cast iron fireplace, coving, sash window overlooking courtyard, Bedroom 1 to front elevation, which is a superbly appointed large double room, with high ceilings, 2 windows to front elevation, deep coving, ceiling light rose and cast iron fireplace, Shower Room to front elevation (next to Bedroom 1), with large walk-in shower and further hand shower, decorative tiled floor.

### Outside:

The front is approached via gated and walled access in an elevated position with easily maintained fore garden. To the rear is a very low maintenance courtyard style garden, with a decked seating area off the Kitchen, and tiled patio accessed off the Dining Area. There is parking for 2/3 vehicles behind an electrically operated garage door. There is also an EV charger and further electric sockets and water tap.





### Directions:

From Worcester City centre proceed out along the A38 The Tything, along Barbourne Road, forking right at the traffic lights onto the A38 Droitwich Road. Continue along for a short distance, where No 16 can be found on the right hand side, as indicated by our For sale board.

WAM 8015

### Useful Information:

Tenure: Freehold

EPC Rating: D

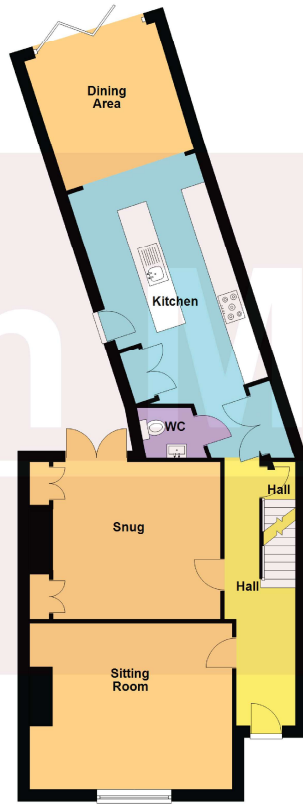
Council Tax Band: E

**PRICE: Offers over £675,000**

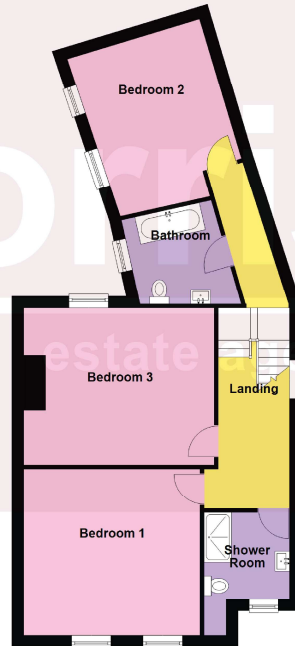




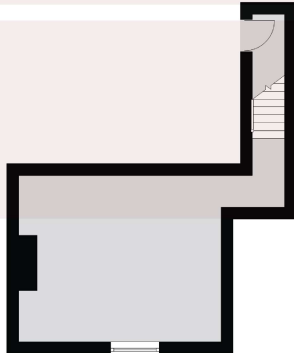
**Ground Floor**  
Approx. 92.0 sq. metres (999.8 sq. feet)



**First Floor**  
Approx. 79.4 sq. metres (854.8 sq. feet)



**Cellar**  
Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 197.8 sq. metres (2128.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## Floorplan & Measurements:

**Kitchen / Dining Room:** - 11.4m x 3.7m (37'4" x 12'1")

**Dining Area:** - 3.6m x 2.9m (11'9" x 9'6")

**Sitting Room:** - 5.2m x 4.3m (17'0" x 14'1")

**2nd Reception/Snug:** - 4.9m x 4m (16'0" x 13'1")

**Cellar:** - 5.2m x 4.3m (17'0" x 14'1")

**Bedroom 1:** - 4.6m x 4.3m (15'1" x 14'1")

**Bedroom 2:** - 5.2m x 3m (17'0" x 9'10")

**Bedroom 3:** - 4.9m x 4m (16'0" x 13'1")

**Bathroom:** - 2.5m x 2.2m (8'2" x 7'2")

**Shower Room:** - 2.8m x 2.2m (9'2" x 7'2")

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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