



**253 Meadow Road**

Droitwich, WR9 9BZ

**Andrew Grant**

# 253 Meadow Road

Droitwich, WR9 9BZ

**3 Bedrooms   2 Bathrooms   2 Reception Rooms**

Detached home with new kitchen, two reception rooms and generous parking in a popular Droitwich setting.

- Contemporary detached home with flexible living space
- Stylish new kitchen, modern bathroom and private en suite to the primary bedroom
- Low-maintenance rear garden with terrace and gravelled areas
- Block-paved driveway and integral garage provide ample parking
- Sought-after residential area close to amenities and transport links

This attractive three-bedroom home offers well-planned accommodation ideal for modern family living. A comfortable living room with feature fireplace flows into a dining room and light-filled conservatory, while the recently refitted kitchen and adjoining utility and cloakroom complete the ground floor. Upstairs there are three double bedrooms, including a main bedroom with its own en suite, and a family bathroom. Outside, the property enjoys a landscaped, easy-care garden, generous driveway and integral garage.

**1210 sq ft (112.4 sq m)**





## The kitchen

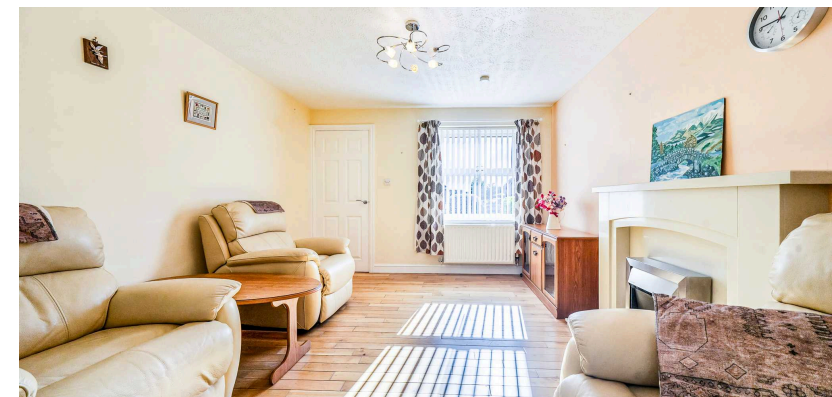
Designed for modern living, the kitchen features sleek base and wall cabinets that maximise storage and work surface space. A stainless-steel range cooker with an extractor hood forms a practical focal point beneath under-cabinet lighting. A wide picture window sits above the inset sink with a mixer tap, while a door links directly to the dining room and a further opening leads to the handy utility and cloakroom.





## The living room

The living room is arranged for everyday relaxation and socialising. Its contemporary fireplace with moulded surround provides a focal point, complemented by matching timber flooring that extends through the ground floor. A turned staircase rises to the first floor and glazed double doors open into the dining room, creating an easy flow between the living spaces and drawing attention to the front window.





## The dining room

Ideal for family meals and entertaining, the dining room sits between the living room and kitchen. It benefits from the same wood flooring and features wide sliding glazed doors opening into the conservatory, bringing a sense of openness. A doorway connects directly to the kitchen, creating a practical link for serving, and glazed double doors to the sitting room allow the space to be opened up or closed off as required.



## The conservatory

Providing a wonderful year-round living space, the conservatory is crowned by a pitched, glazed roof with a ceiling fan and is wrapped with tall windows. Tiled flooring offers a practical finish beneath and double doors give seamless access to the garden terrace, making this an ideal spot for morning coffee or evening dining.



## The utility and cloakroom

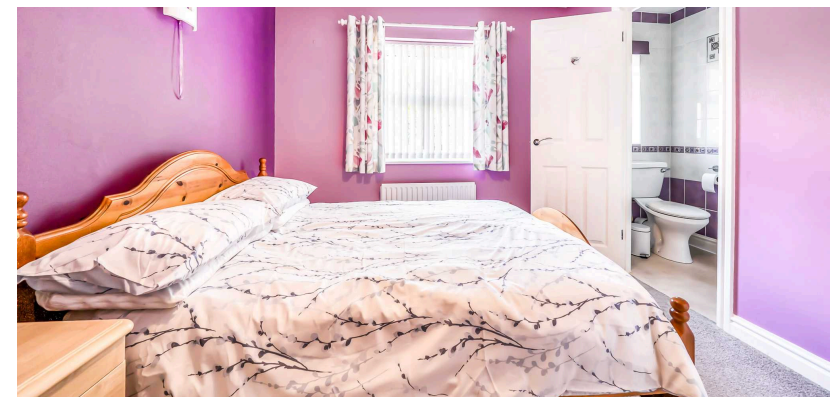
Located off the kitchen, the utility provides an area for laundry tasks, along with a convenient cupboard for storage. A door leads through to a separate cloakroom fitted with a WC and wash basin, offering convenient facilities on the ground floor and keeping the main living spaces clutter-free.





## The primary bedroom

The primary bedroom serves as a peaceful retreat with space for a double bed and furniture. A large window faces the rear and a door leads directly into the private en suite shower room, ensuring convenience and a sense of privacy.





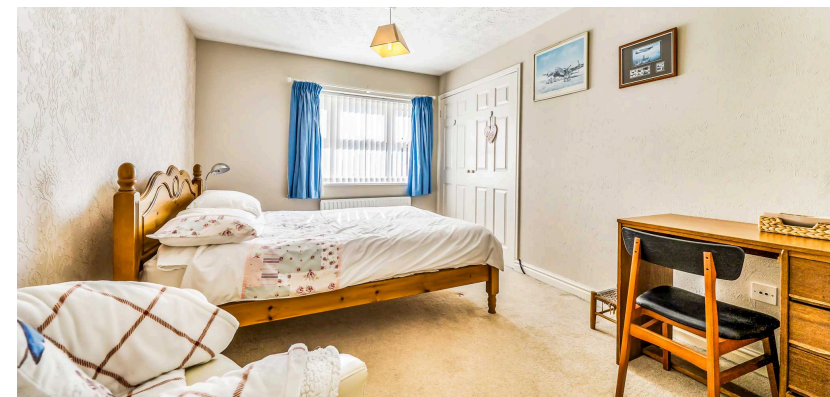
## The primary ensuite

Fitted with crisp sanitary ware, the en suite features a glazed shower enclosure with thermostatic shower, a pedestal wash basin and a low-level WC. Built-in storage cupboards provide space for toiletries and towels, while fully tiled walls and a small window contribute to a clean fresh feel.



## The second bedroom

This generous double bedroom is positioned at the front of the home and includes a sizeable built-in wardrobe with double doors, providing useful storage. A window brings in natural light, and the room offers ample space for a bed and further furniture, making it suitable for guests or family.





## The third bedroom

The third bedroom enjoys a window overlooking the front and a distinctive angled feature wall that adds character. With ample room for a double bed and additional furniture, the proportions lend themselves well to use as a guest room, nursery or work space.



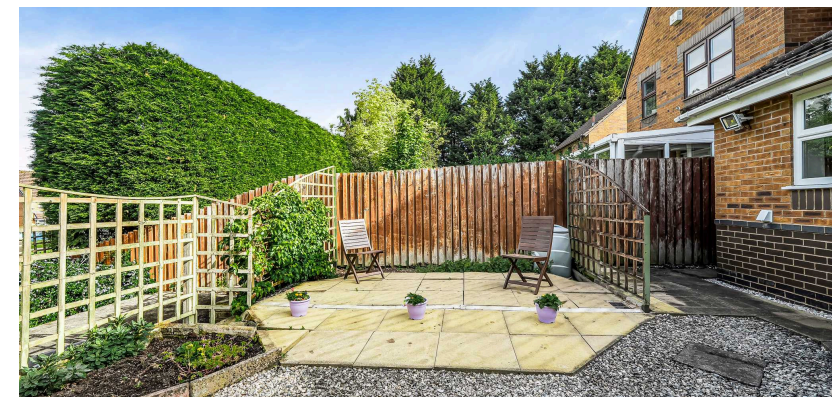
## The bathroom

Serving the remaining bedrooms, the family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, a pedestal wash basin and a matching WC. Part-tiled walls create a bright and practical finish suitable for family use.



## The garden

Set to the rear of the home, the garden has been landscaped for ease of maintenance. A paved terrace adjoins the house, leading to gravelled seating areas edged by timber trellis and raised planting beds. Mature hedging and timber fencing enclose the space and provide privacy, while established shrubs and a circular planted bed offer year-round interest without demanding intensive upkeep. A further hardstanding area provides useful space for a greenhouse, shed or additional outdoor storage.





## The driveway and parking

To the front, a generous block-paved driveway provides off-street parking for multiple vehicles and leads to an integral single garage with an up-and-over door. A low brick planter with established hedging softens the frontage, and a path beside the garage leads through a timber gate to the rear garden.

## Location

Meadow Road is situated within a well-regarded residential area of Droitwich Spa, a historic Worcestershire town known for its heritage and green spaces. The neighbourhood offers a selection of everyday amenities including shops, cafés and recreational facilities, while the wider town provides supermarkets, leisure centres and healthcare. Well-regarded schools serve the area for all ages, and there are regular bus services and mainline rail links. Road communications are excellent, with access to regional towns and the motorway network for commuting.

## Services

The property benefits from mains electricity, gas, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Vodafone, O2, EE and Three (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band D.



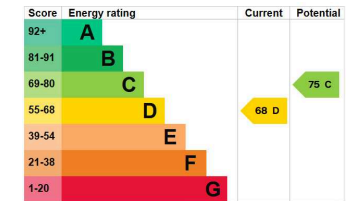
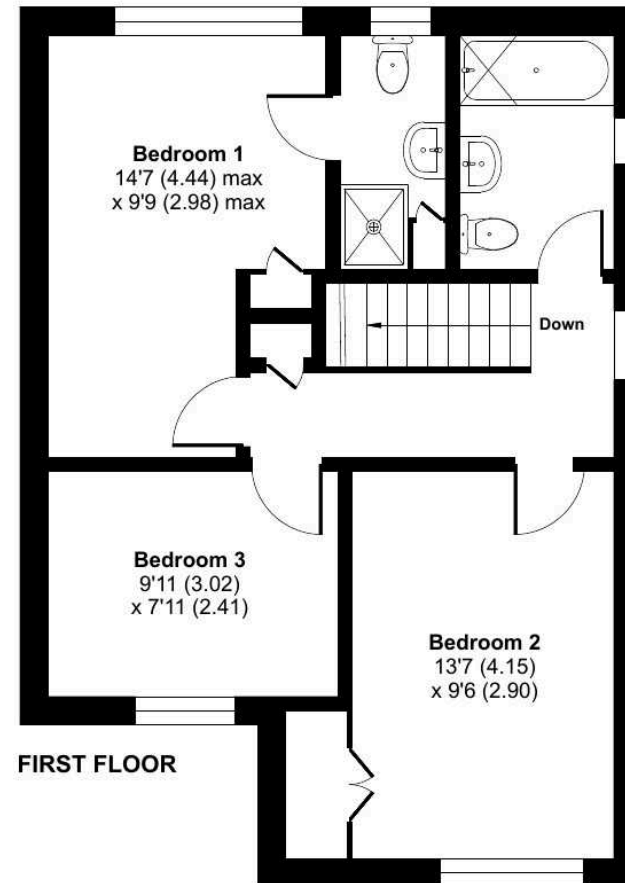
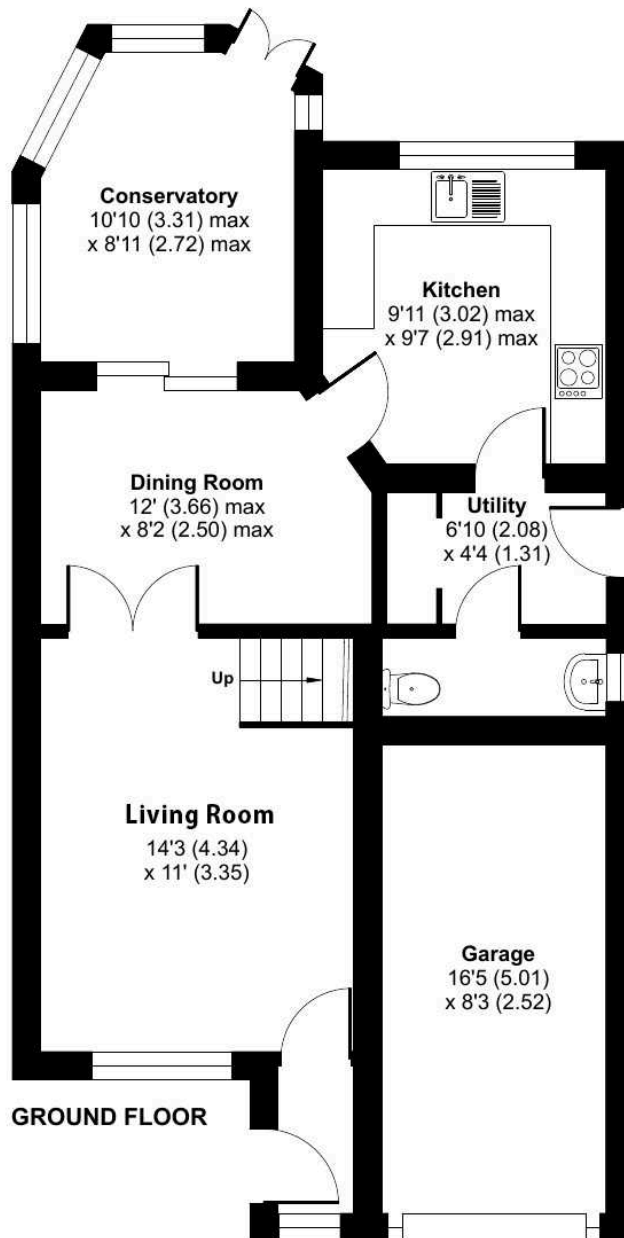
# Meadow Road, Droitwich, WR9

Approximate Area = 1081 sq ft / 100.4 sq m

Garage = 129 sq ft / 12 sq m

Total = 1210 sq ft / 112.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Andrew Grant. REF: 1458782



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Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)