



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

57 Showell Green, Droitwich, Worcestershire. WR9 8UE
£325,000

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An immaculately presented two bedroom (originally 3 bedroom) semi detached house, situated within this very sought after popular location in Droitwich.

Accommodation briefly comprises: Entrance Hall, good size Sitting Room with square bay to the front elevation and understairs storage, Kitchen/Dining Room to the rear elevation, with sliding doors to garden. To the first floor: Bedroom 1 to the front elevation with built-in airing cupboard, Bedroom 2 to the rear elevation and Family Bathroom with shower over.

Outside: To the front is off road parking, leading to a single Garage. The rear of the property is of particular note and can be accessed via the Kitchen/Dining Room, initially onto a patio area with a well maintained garden, majority lawn with flower borders and door giving access into Garaging, with power and light, plumbing for washing machine and dishwasher and eaves storage.

LOCATION:

The property is situated within this sought after area of Droitwich, offering easy access to local amenities, including shops, cafes, Droitwich Spa Lido and Park, as well as easy access to Worcester City and major transport links.

Sitting Room - 4.4m x 3.3m (14'5" x 10'9")

Kitchen / Dining Room - 4.3m x 2.8m (14'1" x 9'2")

Bedroom 1 - 4.3m x 3m (14'1" x 9'10")

Bedroom 2 - 4.3m x 2.6m (14'1" x 8'6")

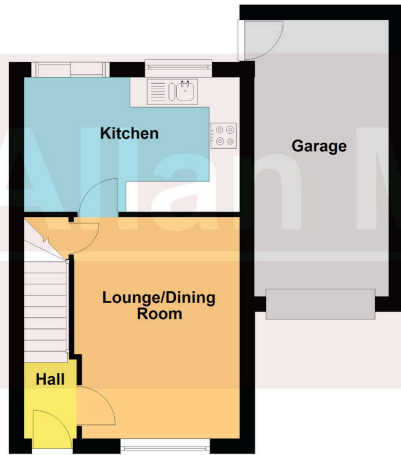
Bathroom - 2.1m x 1.8m (6'10" x 5'10")

Garage - 5.4m x 2.7m (17'8" x 8'10")

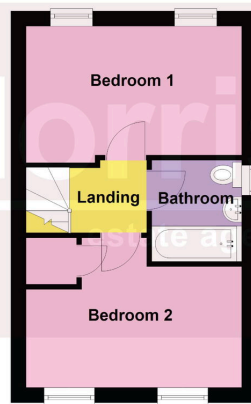




Ground Floor
Approx. 46.4 sq. metres (499.0 sq. feet)



First Floor
Approx. 30.5 sq. metres (328.7 sq. feet)



Total area: approx. 76.9 sq. metres (827.8 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.

- NO ONWARD CHAIN
- Immaculately presented semi detached house
- 2 Bedrooms (originally 3 bedrooms)
- Off road parking
- Single Garage
- Very pleasant rear garden
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	