



19 Station Street, Droitwich, Worcestershire, WR9 8JD

£295,000

Allan Morris
estate agents

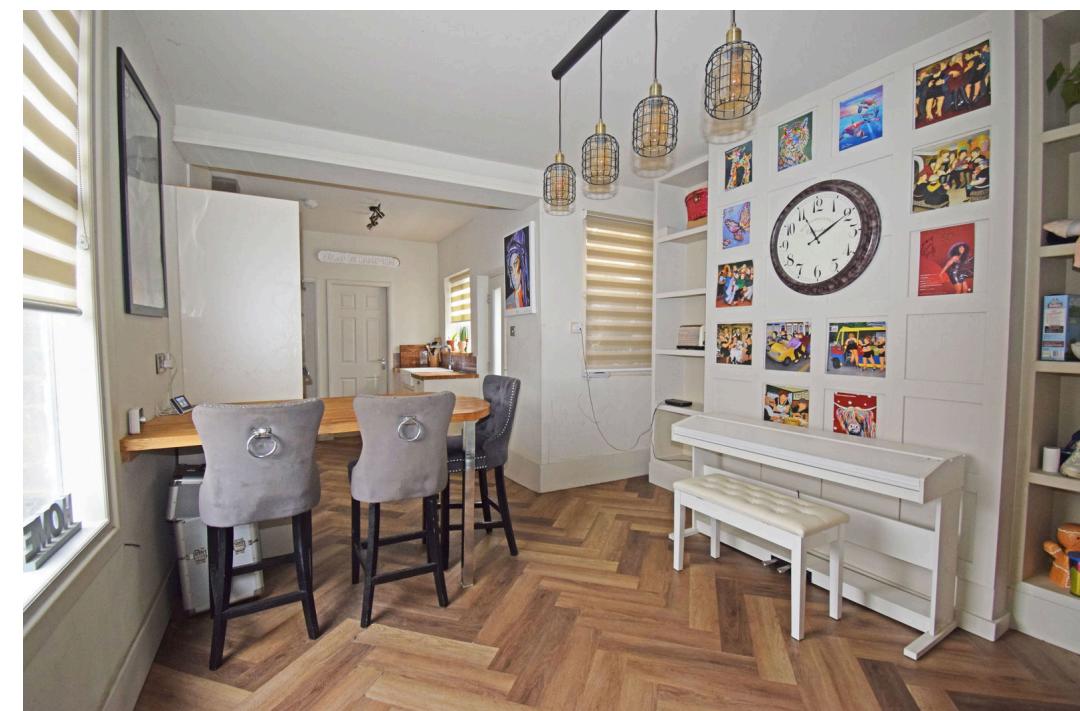
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This freehold end-terraced family home has been modernised and refurbished by the current owner, including rewiring, replacement boiler, refitted kitchen, new en suite bathroom and refitted shower room.

The property is situated within walking distance of the railway station and the facilities of the town centre. The location is also convenient for the national motorway network and commuting to Worcester and Birmingham.

The house offers spacious accommodation of approximately 1,050sqft (excluding cellar), comprising: a reception hall; lounge; refitted kitchen & dining/family room; utility porch; cloaks/boiler cupboard; shower room; cellar; landing; two double bedrooms; and an en suite bathroom.

In addition, the property benefits from gas-fired central heating; double glazing (part wood framed, part PVC framed), wide gated drive providing off-road parking for up to four cars and a private rear garden.





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
- Rewired October 2022
- Gas-fired central heating
- 'Worcester' combination boiler, installed 2022
- Council Tax band C
- Energy Performance Certificate band ?
- Gated drive for up to 4 cars
- Part wood framed double glazing
- Part PVC framed double glazing



INCLUSIONS

- Carpets & floor coverings as fitted
- Electric fire & shelving in lounge
- Shelving & table in dining area
- Dishwasher & microwave
- Electric oven, induction hob & cookerhood
- Wardrobes & shelving in bedrooms

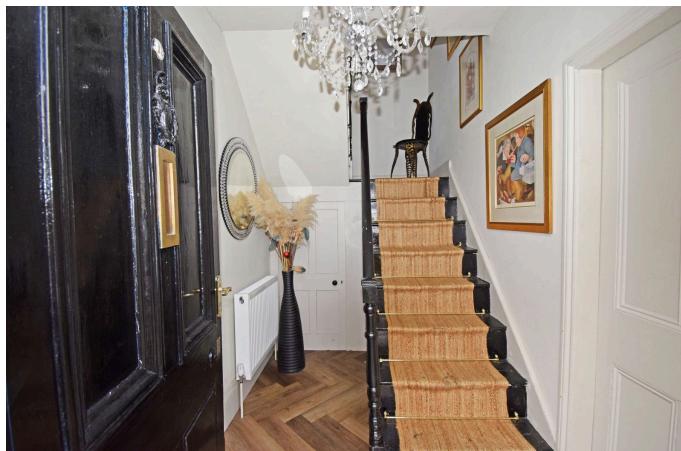
DESCRIPTION

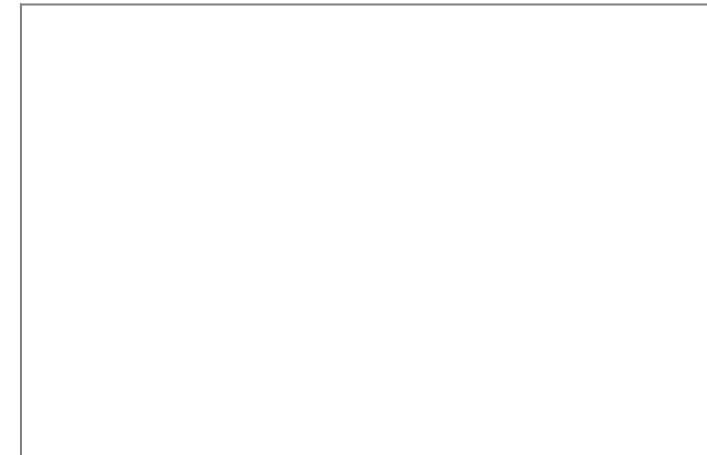
GROUND FLOOR

- **RECEPTION HALL** 2.78m x 1.83m (9'1" x 6'0")
- **LOUNGE** 3.97m x 3.60m (13'0" x 11'9")
- **REFITTED KITCHEN & DINING/FAMILY ROOM**
- **DINING/FAMILY ROOM AREA** 3.65m x 3.60m (11'11" x 11'9")
- **KITCHEN AREA** 3.19m x 2.32m (10'5" x 7'7")
- **CLOAKS/BOILER CUPBOARD** 1.40m x 0.80m (4'7" 2'7")
- **LOBBY** 0.80m x 0.78m (2'7" x 2'7")
- **SHOWER ROOM** 2.59m x 2.38m (8'6" x 7'9")
- **UTILITY PORCH** 1.64m 1.42m (5'4" x 4'8")

BASEMENT

- **CELLAR** 3.98m x 3.69m (13'1" x 12'1")





FIRST FLOOR

- **LANDING** 1.85m x 1.80m (6'1" x 5'11")
- **BEDROOM ONE** 3.71m x 3.69m (12'2" x 12'1")
- **EN SUITE BATHROOM** 2.88m x 2.31m (9'5" x 7'7")
- **BEDROOM TWO** 4.00m x 3.64m (13'1" x 11'11")

OUTSIDE

- **PARKING** Double five bar gates open to a wide driveway along the side of the house providing off-road parking for up to four cars.
- **GARDENS** The house stands behind a raised gravel garden, behind a low wall and privet hedge. From the drive, a gate opens to the private rear garden.



Not to scale.
For general guidance purposes only & not to be taken as a statement of fact.

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