



**Connells**

Ledwych Gardens  
Droitwich



### Property Description

Situated close to Droitwich Town Centre and the station and schools is this extended and improved family home. The property has a hall, shower room and fifth bedroom, utility room, sitting room and dining kitchen with conservatory. There are four bedrooms and family bathroom.

There is a driveway to the front, low maintenance rear garden and benefits from gas fire central heating.

### Location

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester.

### Property Description

#### Ground Floor

#### Entrance Porch

Composite door into hall.

#### Entrance Hall

Ceiling light, laminate flooring, doors to utility, shower room, 5th bedroom and archway into kitchen.

#### Shower Room

Side facing uPVC double glazed window, shower cubicle, WC, vanity unit with inset sink, chrome ladder style radiator, tiled walls, ceramic tiled floors.

#### Sitting Room

17' 5" x 10' 9" ( 5.31m x 3.28m )  
Two front facing uPVC double glazed windows, two ceiling lights, single panel radiator.

#### Kitchen

17' 5" x 14' 11" ( 5.31m x 4.55m )  
Archway giving light from conservatory, sink with hot tap, fitted kitchen with Neff integral appliances including dish washer, range of pan drawers, stainless steel oven with hideaway door, stainless steel electric combination oven steamer and warming drawer, integral fridge freezer, range of pan drawers, island with further storage, inset induction hob, space for recess spotlights, tall radiator, a range of wall mounted units, space for fridge freezer, door to conservatory, further units with wine cooler, stairs to first floor, .

#### Bedroom Five

9' 10" x 8' 8" ( 3.00m x 2.64m )  
Rear facing uPVC double glazed windows, recess spotlight, single panel radiator.

#### Utility Room

9' 7" x 3' 11" ( 2.92m x 1.19m )  
**First Floor**

#### Bedroom One

11' 2" x 8' 4" +Wardrobe ( 3.40m x 2.54m +Wardrobe )  
Front facing uPVC double glazed window, ceiling light, storage with overhead cupboards, two full height

single wardrobes, bedside tables, ceiling light,  
single panel radiator.

### **Bedroom Two**

11' 8" x 9' 4" +Wardrobe ( 3.56m x 2.84m  
+Wardrobe)

Rear facing uPVC double glazed window,  
ceiling light, storage with overhead  
cupboards, two single wardrobes, bedside  
tables, single panel radiator.

### **Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

Rear facing uPVC double glazed window,  
ceiling light, single panel radiator,

### **Bedroom Four**

8' 3" x 8' 1" ( 2.51m x 2.46m )

Front facing uPVC double glazed window,  
ceiling light, single panel radiator.

### **Bathroom**

Two side facing uPVC double glazed  
windows, bath with shower over, WC, vanity  
unit with inset sink, recess spotlight, chrome  
ladder style radiator, tiled walls, extractor.

### **Outside**

#### **Front Garden**

To the front is a driveway providing off road  
parking for several vehicles.

#### **Rear Garden**

Low maintenance garden with sun terrace,  
leading to astroturf, established borders and  
trees, access to front.

### **Services**

All services are connected to the property.





To view this property please contact Connells on

**T 01905 724555**  
**E warndonvillages@connells.co.uk**

Ankerage Green  
WORCESTER WR4 0DZ

**view this property online [connells.co.uk/Property/WVL307414](http://connells.co.uk/Property/WVL307414)**

#### **directions to this property:**

Upon entering Droitwich, at the roundabout, turn left onto Roman way, at the first exit turn off towards Ombersley. Turning right at the roundabout on to Ombersley Way and after some time turn left into Ledwych Road and left into Ledwych Gardens where the property is on the right.

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVL307414 - 0007