



3 Victoria Avenue

Droitwich, WR9 7DF

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A well proportioned semi-detached home combining versatile accommodation, established gardens and a separate garage with driveway parking.

- This three bedroom home provides well arranged accommodation across two floors, with Karndean flooring extending through the living room, hallway, all bedrooms and first floor landing.
- A modern kitchen and dining room forms the principal shared setting and houses a Worcester Bosch combi boiler installed in 2019. The accommodation is complemented by a separate living room, pantry with plumbing for a washing machine and rear conservatory.
- Three first floor bedrooms include two doubles and a nursery or single bedroom, accompanied by a family bathroom updated in 2019.
- Established front and rear gardens incorporate a lawn, paved seating areas, raised planting beds, mature hedging and a garden shed.
- A separate driveway at the bottom of the garden provides parking for one vehicle and leads directly to the single garage.
- Situated in Droitwich, the home is conveniently placed for the town's amenities, schooling and transport connections to surrounding areas.

1154 sq ft (107.3 sq m)





The kitchen and dining room

Providing a sociable setting for cooking and shared mealtimes, this modern room offers space for a dining table alongside the main preparation area. Coordinated cabinetry incorporates work surfaces, an oven, hob, extractor, sink and built-in dishwasher. A glazed door connects with the conservatory, while the ground floor also includes a pantry for additional household storage and plumbing for a washing machine.





The living room

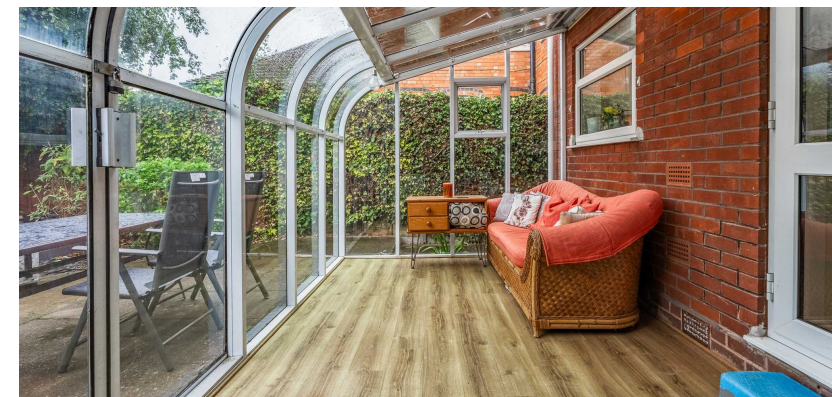
Forming the principal reception space, the living room offers comfortable proportions for relaxation and time spent together. A bay window defines the front of the room and creates a clear focal point. Its elongated layout allows distinct seating areas to be arranged, while direct access from the entrance hall supports straightforward movement through the ground floor.





The conservatory

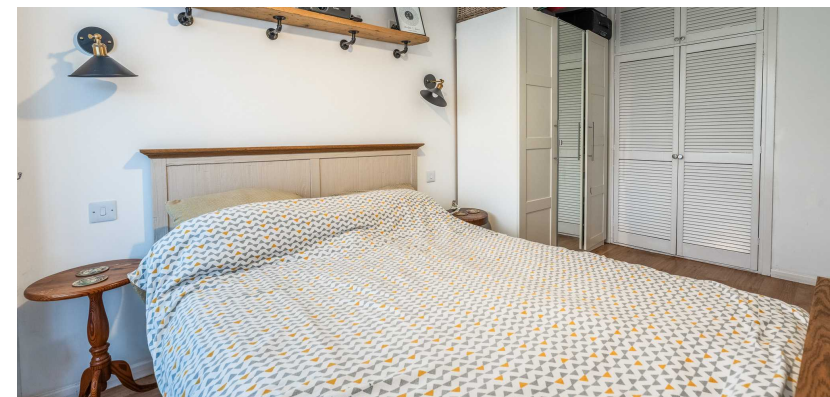
Extending the accommodation towards the rear garden, the conservatory provides a flexible additional area for sitting or informal dining. Broad glazing surrounds the room and establishes a strong visual connection with the garden outside. Access from the kitchen and dining room supports everyday use, while a door opens directly onto the adjoining patio.





The primary bedroom

Offering generous double accommodation, the primary bedroom provides a comfortable private retreat on the first floor. A bay window adds character to the front of the room, while a built-in wardrobe provides useful storage. The generous proportions allow space for further bedroom furniture without compromising movement around the room.





The second bedroom

Providing a further double bedroom, this well proportioned room offers flexibility for family members or overnight guests. Its position near the bathroom adds further practicality to the first floor arrangement.



The third bedroom

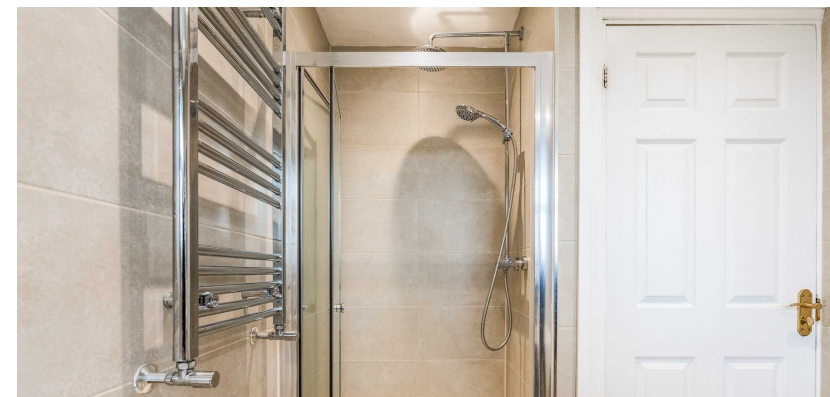
Completing the first floor accommodation, the third bedroom is currently arranged as a nursery and offers flexibility to suit changing requirements. A built-in wardrobe provides useful storage, while a front-facing window brings in natural light. The room could equally serve as a home office for those who do not require an additional bedroom.





The bathroom

Recently updated to serve all three bedrooms, the family bathroom brings its facilities together within a contemporary arrangement. The suite includes a freestanding bath, separate walk-in shower, WC and wash basin with storage beneath. A window above the bath provides ventilation, while the separate bathing and showering facilities support the demands of daily family routines.





The garden

Arranged to provide several distinct outdoor areas, the established rear garden combines paved seating spaces with raised planting beds and mature greenery. A shed offers practical storage, while tall hedging contributes to the sheltered setting. A pathway continues through the garden towards the garage and separate driveway, connecting the outdoor space with the parking area beyond.





The parking

Positioned at the bottom of the garden, the separate driveway provides off road parking for one vehicle and leads to the garage. The garage offers secure parking or useful storage, with a pedestrian door connecting it to the garden. Established hedging borders the parking area and helps define it from the surrounding properties.

Location

Droitwich is an established Worcestershire town offering a broad range of everyday amenities, leisure facilities and services. The area provides access to local shops, supermarkets, healthcare facilities and schooling, supporting the practical requirements of families and professionals alike. Public transport connections and the surrounding road network provide routes towards Worcester, Birmingham and neighbouring towns. Parks, open spaces and countryside are also accessible from the town, offering opportunities for recreation alongside its more urban conveniences. Victoria Avenue occupies a residential setting within reach of the facilities available throughout Droitwich.

Services

The property benefits from mains gas, electricity, 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 EE, O2, Three and Vodafone. (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.



Victoria Avenue

Approximate Gross Internal Area
 Ground Floor = 53.8 sq m / 579 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 107.3 sq m / 1154 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

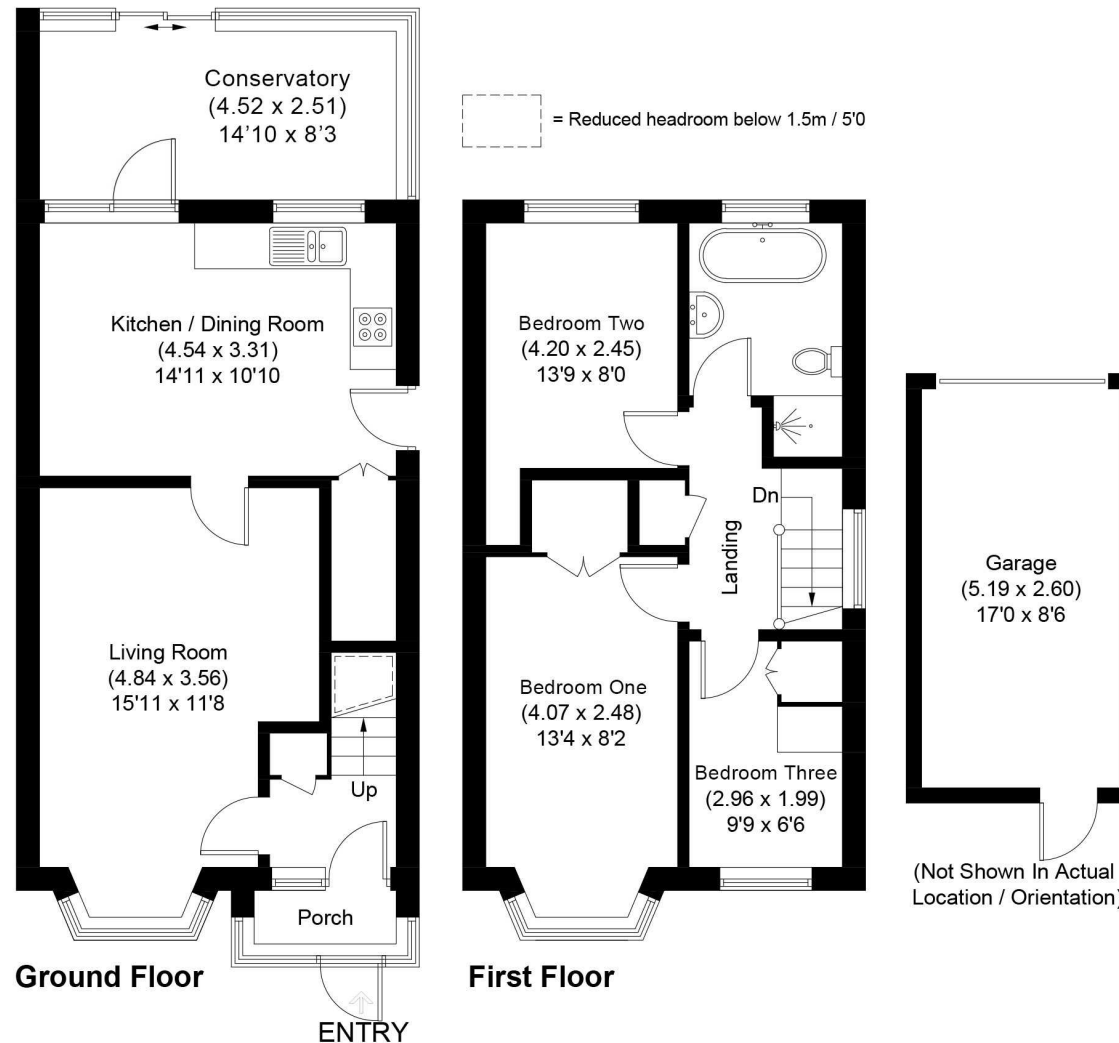


Illustration for identification purposes only, measurements are approximate, not to scale.



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