



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

211 Worcester Road, Droitwich, Worcestershire. WR9 8AS

£525,000

6 2 2



A spacious six bedroom period semi detached family home, with original features, 2 multi fuel stoves, off road parking to the front and generous garden to the rear, situated in a convenient location, within easy reach of the town centre of Droitwich Spa.

Accommodation briefly comprises: Porch, Entrance Hall with Minton tiled floor, Lounge, Sitting Room, Kitchen/Diner (with electric Aga), Utility Room, downstairs Cloakroom and Shower Room. On the first floor: Three double Bedrooms, single Bedroom/Dressing Room and Family Bathroom. On the second floor: Two further Bedrooms.

Outside: To the front is off road parking. To the rear is a fully enclosed mature garden.

LOCATION: The property is located in the popular town of Droitwich, offering many amenities, including shops, pubs and cafes, as well as the historic Droitwich Spa Lido and park. The property also benefits from easy access to motorway links via Junction 5 of the M5.

**Lounge:** - 4.27m x 3.71m (14'0" x 12'2")

**Sitting Room:** - 4.19m x 3.71m (13'9" x 12'2")

**Kitchen / Diner:** - 7.19m x 2.95m (23'7" x 9'8")

**Utility Room:** - 2.39m x 2.26m (7'10" x 7'5")

**Bedroom 1:** - 4.19m x 3.73m (13'9" x 12'3")

**Bedroom 2:** - 4.27m x 3.73m (14'0" x 12'3")

**Bedroom 6 / Dressing Room:** - 2.92m x 1.73m (9'7" x 5'8")

**Bedroom 3:** - 4.29m x 3.07m (14'1" x 10'1")

**Bathroom:** - 2.82m x 2.01m (9'3" x 6'7")

**Bedroom 4:** - 4.27m maximum x 3.73m (14'0" maximum x 12'3")

**Bedroom 5:** - 3.73m x 3.05m (12'3" x 10'0")





- Substantial period family home
- 2 Reception Rooms
- Glorious rear garden
- Popular schooling
- 5/6 Bedrooms
- Private driveway
- Easy access to town centre
- Motorway access



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	