



10 Victoria Avenue

Droitwich Spa, Worcestershire WR9 7DF

David Jones

North Worcestershire Prestige Property Expert





A spacious detached dormer bungalow occupying a generous plot in this highly sought after location within convenient walking distance of all town centre amenities, offering a versatile layout with large private gardens to the rear.

Property at a glance

Situated in one of the most desirable addresses in the centre of town, this much loved property is now brought to the market after 50 years in the same ownership with the benefit of no upward chain.

Extending to around 1500 sq ft, the property dates from the 1950s with the original bungalow having been extended by way of a dormer conversion to provide a versatile layout providing up to four bedrooms and two bathrooms, whilst having plenty of flexibility to suit individual requirements.

To the first floor there are two double bedrooms, both with fitted furniture, and a bathroom with corner bath, pedestal hand basin, wc, heated towel rail and wall tiling to half height.

To the ground floor there are two further bedrooms both with in-built double wardrobes (currently used as a sitting room and study) plus a bathroom featuring wall tiling, wood effect flooring and suite comprising pedestal hand basin, wc and panelled bath with glass screen and mixer shower above.

4

3

2





The through lounge has a brick-built feature fireplace, an open plan dining area with door to kitchen and sliding patio doors leading into the large rear conservatory, with tiled floor and splendid views over the rear garden.

The kitchen is fitted with a range of wooden wall & base cabinets, work surfaces, breakfast bar, integral Beko electric double oven, electric hob and space for washing machine. An outer lobby with storage closet leads from the kitchen through to the rear garden room.

There is certainly scope to extend or re-plan the ground floor accommodation if needed, with the rear facing kitchen, dining room, garden room and conservatory all together having an excellent footprint to potentially create a fabulous open plan kitchen/ dining/ family room overlooking the garden.

The property sits back behind a walled foregarden and driveway with parking space for 3-4 cars, as well as a detached garage with electric up & over door, plus rear pedestrian door to garden.

The generous rear gardens include a paved patio area with a neat lawn interspersed by apple & pear trees and edged by well stocked beds & borders. To the rear of the garden there is an aluminium framed greenhouse plus three substantial timber garden buildings providing excellent storage and a summerhouse.

This is an excellent location for a family home, with schools, shops, parks, the railway station and other town centre amenities all within easy reach, and a post office & general store situated at the other end of the road.

The Agent's View

"This is a really versatile property, with lovely gardens and a first class location within walking distance of everything....."



The Seller's View

"This has been a much-loved family home for over 50 years, set in one of the most desirable avenues in Droitwich with the benefit of a spacious rear garden."

We are within walking distance of the town centre, lovely parks, local schools and the train station.

There are also plenty of nearby footpaths providing access to the surrounding countryside and walks along the canal.

The town centre offers an eclectic mix of traditional shops, an array of local pubs, a regular farmers market and of course the wonderful Droitwich Spa Lido.

Victoria Avenue has always been a lovely place to live; a welcoming avenue with excellent neighbours in a prime location"



"A much loved family home in a prime location"

Tenure

Freehold

Services

Mains gas, electricity, water & drainage

Heating

A gas-fired central heating system is installed

Glazing

All windows are double glazed

Local Authority

Wychavon District Council

Council Tax Rating

Band E (subject to review once the property is sold due to improvements carried out)

Broadband

Ultrafast available in this location (Ofcom)

Mobile

Good outdoors and in-home (Ofcom)

Estate Agent Contact Details

David Jones 01562 546606/ 07958 915717

david.jones@prestigepropertyexperts.co.uk

Amenties/Distances

Droitwich Spa Lido Park 0.8 mile

Droitwich Spa Town Centre 1 mile

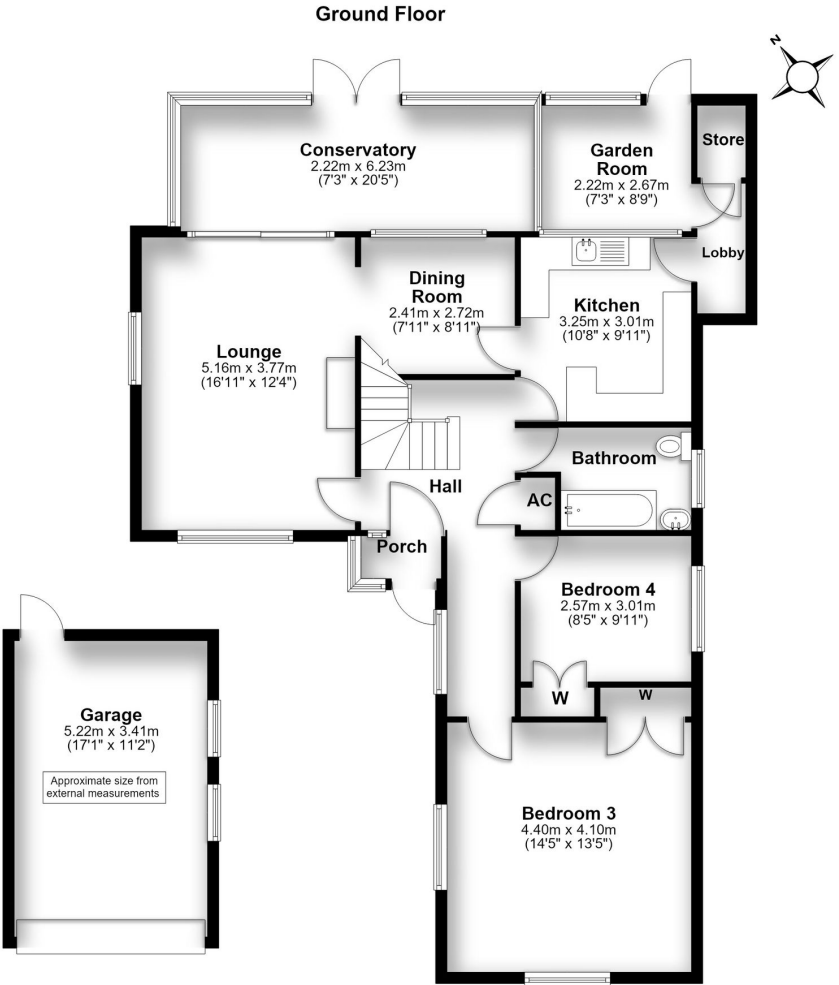
Droitwich Train Station 1 mile

Droitwich Spa High School 1.7 miles

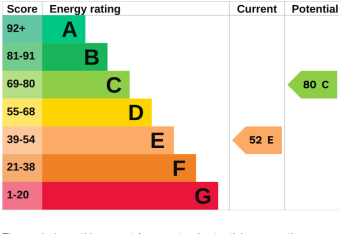
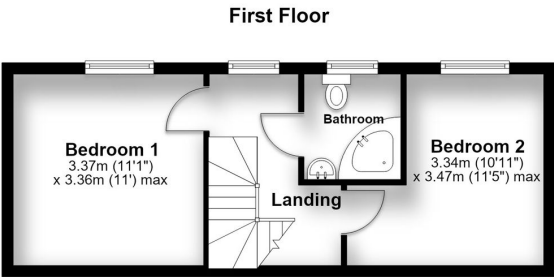
Worcester City Centre 6 miles

Birmingham City Centre 21 miles

Birmingham Airport 27 miles



Total area: approx. 157.1 sq. metres (1691.5 sq. feet)
10 Victoria Avenue, Droitwich



About the Area

Droitwich Spa

A charming little town located north of Worcester. with the River Salwarpe and Worcester & Birmingham Canal both running through it.

Important salt deposits were discovered here by the Romans, which were extracted up until the Middle Ages. John Corbett later industrialised the industry in the 19th century, founding the brine spa baths which gave the town its name.

The Lido Park (bottom right) is regarded as the jewel in the crown of Droitwich Spa, and is rated as one of the best lidos in England with its outdoor brine pool, tennis courts, beautiful wildlife walks, classic bandstand and big green spaces.

Worcester City

One of England's most picturesque cities, sitting astride the River Severn around 30 miles south-west of Birmingham, Worcester is a vibrant university city with renowned independent schools, a thriving retail sector, buzzing nightlife and a wealth of cultural interests in the arts, history and sport.

The English Civil War ended here in 1651 following the defeat of Charles II by Cromwell's army. Famous as the birthplace of Edward Elgar (composer of 'Land of Hope & Glory') Worcester is also the last resting place of King John, who is buried at the 11th Century cathedral (bottom left).

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network.

North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.



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☎ 01562 546606

🌐 prestigepropertyexperts.co.uk

✉ david.jones@prestigepropertyexperts.co.uk

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