



13 Maple Grove

Droitwich, WR9 7QF

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A detached family home nestled at the bottom of a quiet cul-de-sac overlooking a green framed by mature trees, with an extended kitchen, generous gardens and driveway parking, lovingly owned by the same family since 1986.

- A well established family home with scope to personalise
- Extended kitchen with adjoining utility and storage
- Front and rear gardens with established planting
- Driveway providing off road parking
- Convenient Droitwich location close to everyday amenities

Owned by the same family since 1986, this detached home occupies a delightful position at the bottom of a quiet cul-de-sac overlooking a green framed by mature trees. It offers well planned accommodation suited to modern family life, with the extended kitchen forming the heart of the home, complemented by a spacious living room, utility and separate storage room. Upstairs are three bedrooms served by a family bathroom, while a downstairs cloakroom adds everyday convenience. Outside, established front and rear gardens accompany a private driveway providing off road parking.

1101 sq ft (102.2 sq m)





The kitchen

Extended to create a generous family space, the kitchen provides ample room for everyday cooking and dining. A range of fitted cabinetry offers excellent storage and work surface space, while direct access to the utility enhances practicality for busy households.





The living room

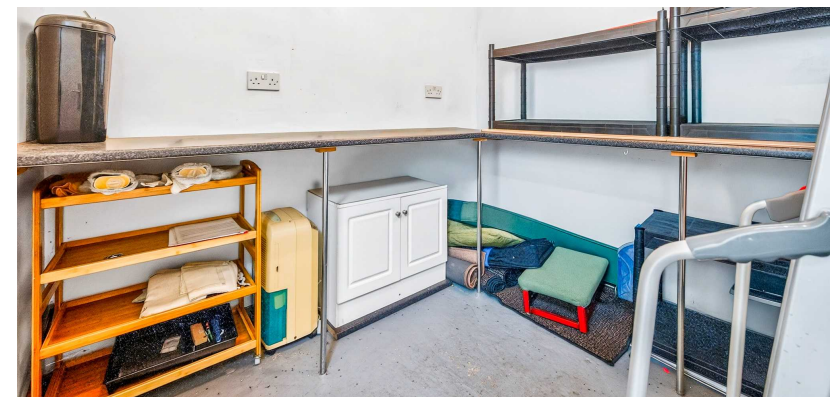
Providing the principal reception space, the living room offers generous proportions for both relaxation and entertaining. A fireplace creates a focal point, while a wide sliding door opens directly to the rear garden, creating an enjoyable connection with the outside space.





The utility and storage

Supporting the main kitchen, the utility provides dedicated space for laundry and household tasks while helping keep the principal living areas organised. An adjoining storage room offers valuable additional space for larger items and everyday essentials.





The hallway and cloakroom

A welcoming hallway introduces the home with stairs rising to the first floor and access to the principal ground floor accommodation. The adjoining cloakroom is fitted with a WC and wash basin, providing added convenience for family members and visitors.



The primary bedroom

Offering comfortable accommodation, the primary bedroom provides ample space for a double bed and additional furnishings. A wide window overlooks the frontage, while the practical proportions create an inviting space to begin and end each day.





The second bedroom

A well proportioned double bedroom, this room offers flexible accommodation for family members or guests. Its practical layout provides space for a range of furniture, making it suitable for a variety of household needs.



The third bedroom

Ideal as a child's bedroom, guest room or study, the third bedroom provides adaptable accommodation to suit changing requirements. A built-in wardrobe offers useful storage, while the practical layout makes it a versatile addition to the first floor.



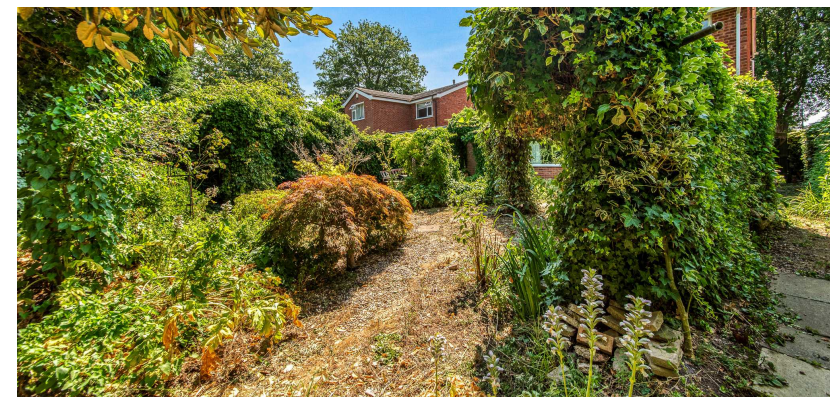
The bathroom

Serving the first floor accommodation, the bathroom is fitted with a bath, WC and wash basin. A useful storage cupboard provides space for household essentials, while a separate cupboard houses the boiler. Its practical layout comfortably serves the three bedrooms and is complemented by the separate ground floor cloakroom.



The garden

Surrounding the home with front and rear gardens, the outside space provides plenty of opportunity for gardening, relaxation and family enjoyment. Established planting creates a mature setting, while the rear garden offers an enjoyable outdoor space with excellent scope for a new owner to create a garden that reflects their own style and preferences.







The driveway and parking

A private driveway provides convenient off road parking to the front of the home. The frontage, complemented by established planting, creates a welcoming first impression on arrival.

Location

Droitwich is a popular Worcestershire town offering an excellent range of everyday amenities including shops, supermarkets, cafés, healthcare facilities and leisure opportunities. The area is well served by schools for a range of ages and benefits from convenient road and rail connections, making it well suited to commuters and families alike. Nearby parks and surrounding countryside provide further opportunities for walking and outdoor recreation.

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).

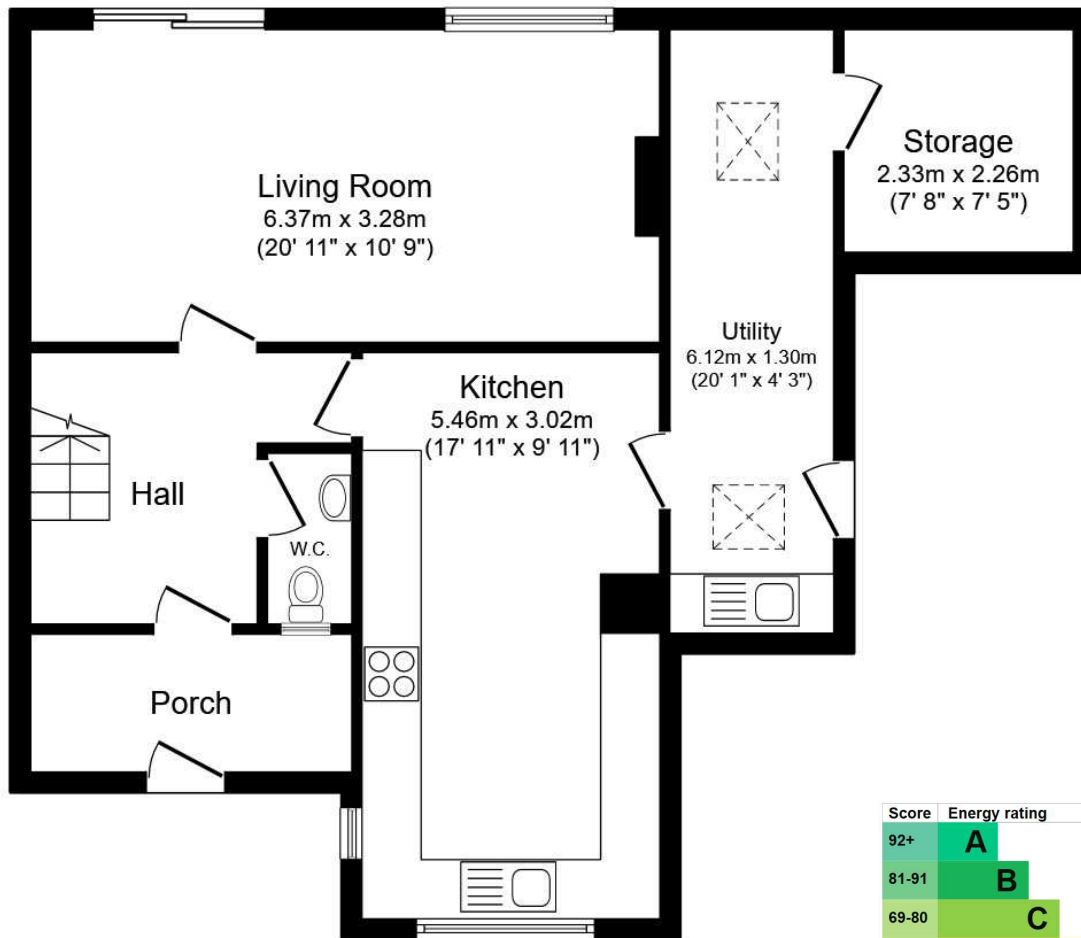
Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at a medium risk of surface water flooding, rising to high risk between 2040 and 2060. The risk for river and sea flooding is very low.

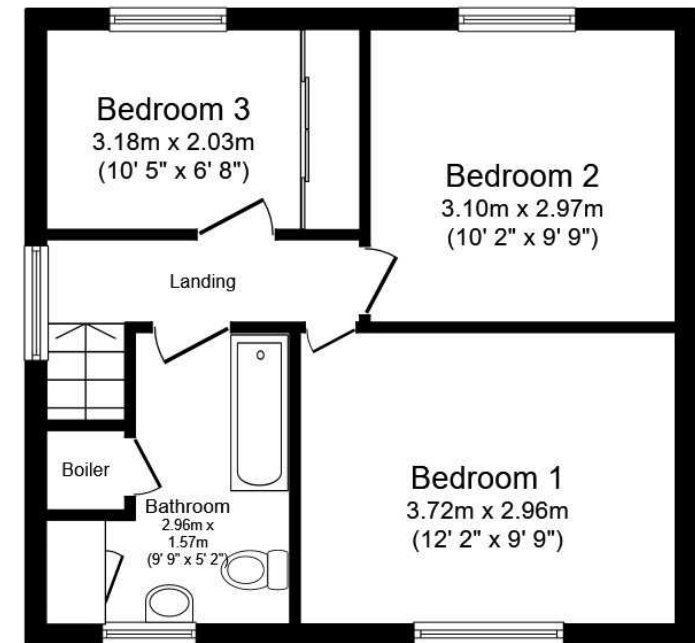
Council Tax

The Council Tax for this property is Band D.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area 102.2 sq.m. (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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