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Parkinson Wright
Estate Agents



Abberley Drive, Droitwich, WR9 8NY

Price Guide £290,000

- Semi Detached Bungalow
- One Reception Room
- Two Double Bedrooms
- Gas Central Heating & Double Glazing
- NO ONWARD CHAIN
- Cul-De-Sac Location
- Breakfast Kitchen
- Shower Room
- Extensive Driveway Offering Ample Parking
- EARLY VIEWING ESSENTIAL TO BE APPRECIATED

13 Abberley Drive, Droitwich WR9 8NY

An exciting opportunity to acquire this two bedroom detached bungalow situated in a quiet and popular cul-de-sac within Droitwich close to local amenities or motorway network. SCOPE FOR MODERNISATION.



Council Tax Band: C





LOCATION & DESCRIPTION

13 Abberley Drive is nestled in a quiet cul de sac, within this desirable residential pocket of Droitwich Spa, a historic Roman town renowned for its brine springs and parklands. Residents enjoy a peaceful neighbourhood feel while remaining within easy walking distance of local convenience shops, traditional pubs, and daily amenities.

The bustling town centre of Droitwich is just approximately one mile away. It offers a selection of independent boutiques, supermarkets (including Waitrose and Sainsbury's), cosy cafes, local restaurants, and the historic Lido park. For more extensive retail therapy and cultural venues, the cathedral city of Worcester and the city of Birmingham are both within effortless reach via the M5 network or railway station both of which are close by.

Access is via an opaque double glazed door opening into an enclosed porch. A further UPVC front door opens directly into:-

RECEPTION HALL

14'2 x 5'9

Two wall lights, loft access, radiator and doors to:-

LOUNGE

16'8 x 11'4

A light and airy spacious reception room with ceiling light, front facing double glazed bay window, side facing opaque double glazed window, radiator and a brick fireplace with tiled hearth and mantle over.

BREAKFAST KITCHEN

10'8 x 8'8

Ceiling strip light, radiator, rear facing double glazed window, two side facing double glazed windows and a side facing opaque double door gives access to the rear of the property. There are a range of wall, base and drawer units, tiled splashback, roll top work surface over, one and a half bowl stainless steel sink, mixer tap, four ring electric hob with built in oven under and space for a fridge/freezer. There are two floor to ceiling cupboards useful for storage with one housing the hot water tank and a wall mounted boiler.

BEDROOM ONE

12'1 x 10'4

Ceiling light, front facing double glazed window and radiator.

BEDROOM TWO

11'1 x 9'8 (into wardrobe)

Another double bedroom with ceiling light, rear facing double glazed window, radiator and a range of mirrored wardrobes with hanging and shelving.

BATHROOM

7'3 x 6'4

Ceiling light, rear facing opaque double glazed window and radiator. There is a three piece suite consisting of a shower cubicle, wash hand basin with pedestal and a low level W.C.

LEAN TO

31'5 x 7'9

Accessed from the front of the property or internally via a door from the kitchen this space is fully equipped with power making it the perfect, highly functional utility area. Double wooden doors open into the garden.

OUTSIDE

To the front of the property is a block paved driveway offering ample parking for several vehicles. Access to the rear is via double wooden gates.

To the rear of the property is a private and enclosed garden mainly laid to lawn with a slabbed patio/seating area, a blank canvas ideal for re-design and landscaping.

GARAGE

20'3 x 10'3

A detached garage with double wooden doors and a separate side facing wooden door gives a pedestrian access from the garden.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent.



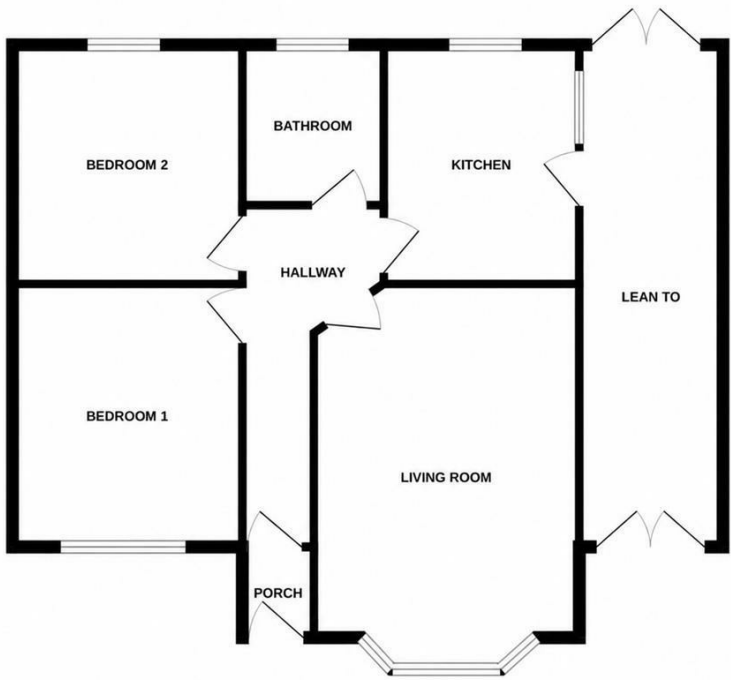
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA - 810 sq ft. (75.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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