






**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

22 St. Augustines Close, Droitwich, Worcestershire. WR9 8QW

£385,000

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A three bedroom (formerly 4 bedroom and could be easily reinstated, if required) modern detached family home, situated in a quiet cul-de-sac within the popular town of Droitwich.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, spacious Kitchen, Living Room, Dining Room and Conservatory. On the first floor: Master Bedroom with En-Suite Shower Room, Bedroom 2 (formerly 2 bedrooms), Bedroom 3 and Family Bathroom.

Outside: To the front is private driveway, carport and access into Garage. To the rear is fully enclosed garden.

LOCATION: The property is situated in the popular town of Droitwich, offering easy access to local amenities, including shops, cafes, Droitwich Spa Lido and Park, as well as easy access to Worcester city and major transport links.

**Living Room:** - 4.72m x 3.68m (15'6" max (into bay) 13'3" min x 12'1")

**Dining Room:** - 3.56m x 3.05m (11'8" x 10'0")

**Conservatory:** - 3.4m x 2.49m (11'2" x 8'2")

**Kitchen:** - 4.78m x 2.92m (15'8" x 9'7")

**Bedroom 1:** - 4.57m x 3.71m (15'0" max (into bay) 12'1" min x 12'2")

**En-Suite Shower Room:** - 2.84m x 1.55m (9'4" x 5'1" maximum)

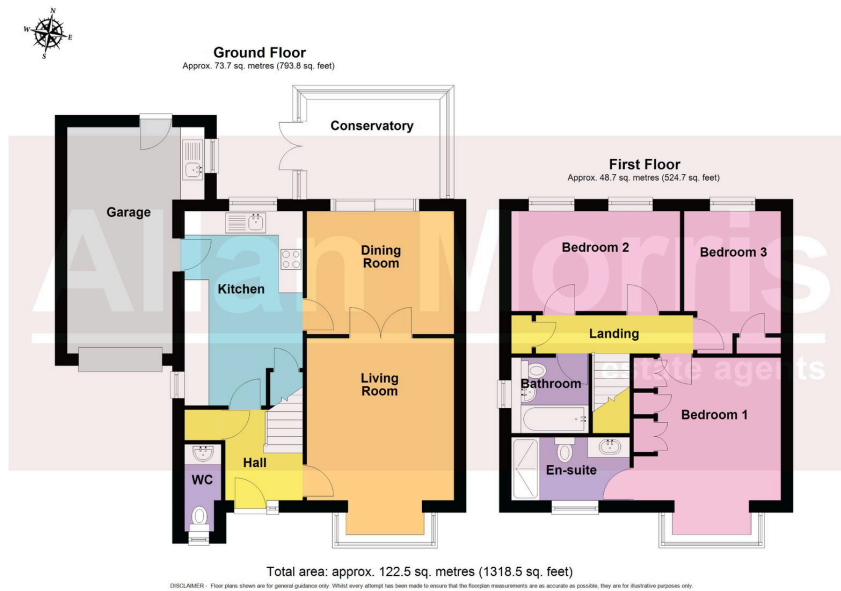
**Bedroom 2:** - 3.43m x 2.36m (11'3" x 7'9")

**Bedroom 3:** - 4.14m x 2.49m (13'7" x 8'2")

**Bathroom:** - 1.93m x 1.63m (6'4" x 5'4")

**Garage (with Utility Area/Sink):** - 5.59m x 3.18m (18'4" x 10'5" max 8'6" min)





- Detached family home
- 2 Reception Rooms & Conservatory
- Enclosed rear garden
- NO ONWARD CHAIN
- 3 Bedrooms (formerly 4 Bedrooms)
- Driveway & Garage
- Easy access to motorway links
- Council Tax Band: E

