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## Hanbury Road, Droitwich, WR9 8PR

Price Guide £425,000

- Substantial Detached Property
- Kitchen & Utility
- Family Bathroom
- Detached Garage & Driveway
- Fantastic Renovation Opportunity
- Three Reception Rooms
- Four Generous Size Bedrooms
- Rear Garden
- Gas Central Heating
- NO ONWARD CHAIN

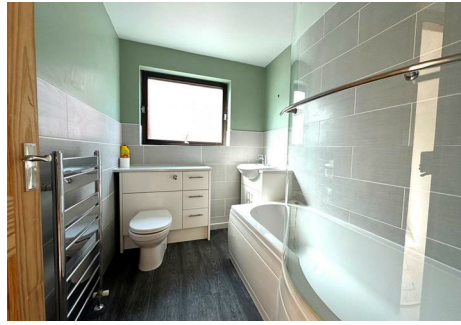
# 51 Hanbury Road, Droitwich WR9 8PR

Nestled on the charming Hanbury Road in Droitwich, an exciting opportunity to acquire this substantial detached house boasting three reception rooms, four spacious bedrooms. Ideal for buyers seeking a generous living space. MODERNISATION REQUIRED. EARLY VIEWING ESSENTIAL TO BE APPRECIATED.



Council Tax Band: D





## LOCATION & DESCRIPTION

Droitwich is known for its rich history and vibrant community, offering a range of local amenities, parks, and schools, are all within easy reach. This property not only provides a comfortable living environment but also places you in a welcoming neighbourhood that is perfect for family life and has good access to the M5 motorway Junction 5. The town is defined by its ancient relationship with salt, its therapeutic spa heritage, and its scenic, canal-side countryside setting.

Whether you are looking to settle down or invest in a promising property, this home on Hanbury Road is a wonderful opportunity that should not be missed.

Access into the property is approached via a tarmac driveway leading to a covered entrance porch, a part glazed wooden front door opens into:-

## RECEPTION HALL

A spacious entrance to the property split on two levels with two ceiling lights, two radiators, stairs to the first floor and doors to:-

## CLOAKROOM

6'6 x 2'5

Ceiling light and side facing opaque double glazed window. There is a two piece suite consisting of wash hand basin and low level W.C.

## STUDY/RECEPTION ROOM THREE

14'5 x 9'9

A versatile room that could be used as a home office, playroom or hobby room with ceiling light, two side facing double glazed windows, radiator and a wall mounted boiler.

## LIVING ROOM

16'1 x 11'2

A light and airy reception room with ceiling light, front and rear facing double glazed windows, radiator and a brick fireplace with hearth and mantle over.

## DINING ROOM

9'9 x 8'6

Ceiling light, radiator and double glazed French doors opening directly onto the garden.

## KITCHEN

10'6 x 8'7

Ceiling strip light, rear and side facing double glazed windows. There are a range of wall, base and draw units with rolltop work surface over, one and a half bowl stainless sink, matching drainer, mixer tap, four ring electric hob, extractor fan over and built in oven under.

## UTILITY AREA

6'1 x 5'7

Ceiling light, radiator, side facing double glazed window and side facing door gives access to the rear. There is space for a washing machine and fridge/freezer.

## LANDING

Ceiling light, side facing double glazed window allowing plenty of natural light, loft access and airing cupboard housing the hot water tank. Doors to:-

## BEDROOM ONE

16'3 x 15'2 (max)

A good size principal bedroom with ceiling light, two front facing double glazed windows and two radiators. There is currently a corner show cubicle and wash hand basin insitu which offers the potential to create a separate ensuite shower room.

## BEDROOM TWO

16'2 x 11'3 (max)

A good size double bedroom with ceiling light, front and rear facing double glazed windows and radiator.

## BEDROOM THREE

13'7 x 9'7

Another double bedroom with ceiling light, rear facing double glazed window and radiator.

## BEDROOM FOUR

9'7 x 6'5

A good size single bedroom with ceiling light, rear facing double glazed window and radiator.

## BATHROOM

8'1 x 6'10

Ceiling light, side facing opaque double glazed window and chrome heated towel rail. There is a three piece suite consisting of bath with shower over, wash hand basin with cupboards under and a low level W.C with built in cupboards.

## OUTSIDE

To the front of the property is a tarmac driveway offering off road parking to multiple cars with the potential to expand. The driveway leads to the garage. There is pedestrian access to the rear from both sides of the property.

To the rear of the property is a large, well established and private garden mainly laid to lawn with a range of mature shrubs and trees and an area for seating makes this a tranquil space to relax.

## GARAGE

With up and over door, light and power.

## SERVICES

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



## Viewings

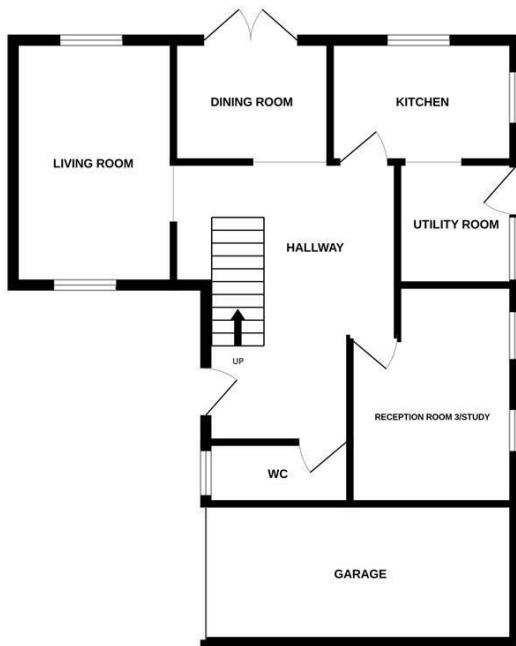
Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

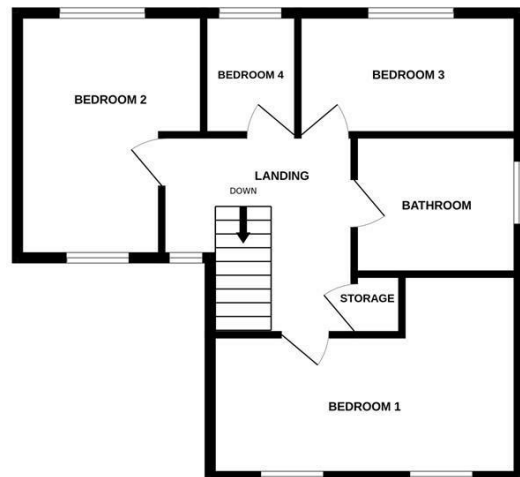
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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