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Parkinson Wright
Estate Agents



St. Georges Crescent, Droitwich, WR9 8BX

Offers Over £100,000

- Two Bedrooms
- Residents parking & communal gardens
- EPC C
- Available with no onward chain
- Garage
- Great Location
- Modernisation opportunity

36 St. Georges Crescent, Droitwich WR9 8BX

A fantastic opportunity to modernise and make this two-bedroom property your own, offering comfortable and practical living accommodation in a sought-after residential setting. Benefiting from spacious rooms, attractive outlooks over communal gardens, a separate garage, and ample resident parking, this property is ideally suited to those who enjoy an easy lifestyle. The home combines well-proportioned accommodation with excellent access to Droitwich and all the local amenities. Available with no onward chain.

Viewing essential!



Council Tax Band: B





Location & Description

Situated within a popular and well-established residential area of Droitwich Spa, St George's Crescent offers a peaceful environment while remaining conveniently close to local amenities. Residents benefit from easy access to shops, supermarkets, healthcare facilities, and leisure amenities, as well as excellent transport links to Worcester, Birmingham, and the wider motorway network. Droitwich Spa railway is within easy reach. The surrounding area also provides attractive green spaces and pleasant walking routes. Property available with no onward chain.

The flat has an EPC rating of C and falls within Council Tax band B. Residents' and visitor parking is available. Also includes access to a single garage.

Living Room

The spacious living room is a welcoming and versatile space, featuring a large window that allows an abundance of natural light to fill the room. A fireplace provides an attractive focal point, creating a warm and inviting atmosphere. The generous proportions offer ample space for both seating and dining arrangements, making it ideal for everyday living and entertaining.

Kitchen

The kitchen is a good-sized room with ample space for a range of units and appliances, including space for a small dining area. A large window provides plenty of natural light overlooking St Georges Crescent. While the kitchen would benefit from modernisation, it offers excellent potential for buyers to create a space tailored to their own style and requirements.

Bathroom

The bathroom is fitted with a sink unit incorporating useful storage cupboards, WC, and a walk-in shower. Functional and practical, the room provides a solid foundation for future updating if desired.

Bedroom 1

The principal bedroom enjoys pleasant views over the communal gardens, creating a peaceful outlook. The room benefits from built-in wardrobes, providing excellent storage while maximising available floor space.

Generously sized, it comfortably accommodates a double bed and additional furnishings.

Bedroom 2

The second bedroom also overlooks the communal gardens and offers a bright and versatile space. Suitable as a guest bedroom, home office, or hobby room, it provides flexibility to meet a variety of lifestyle needs.

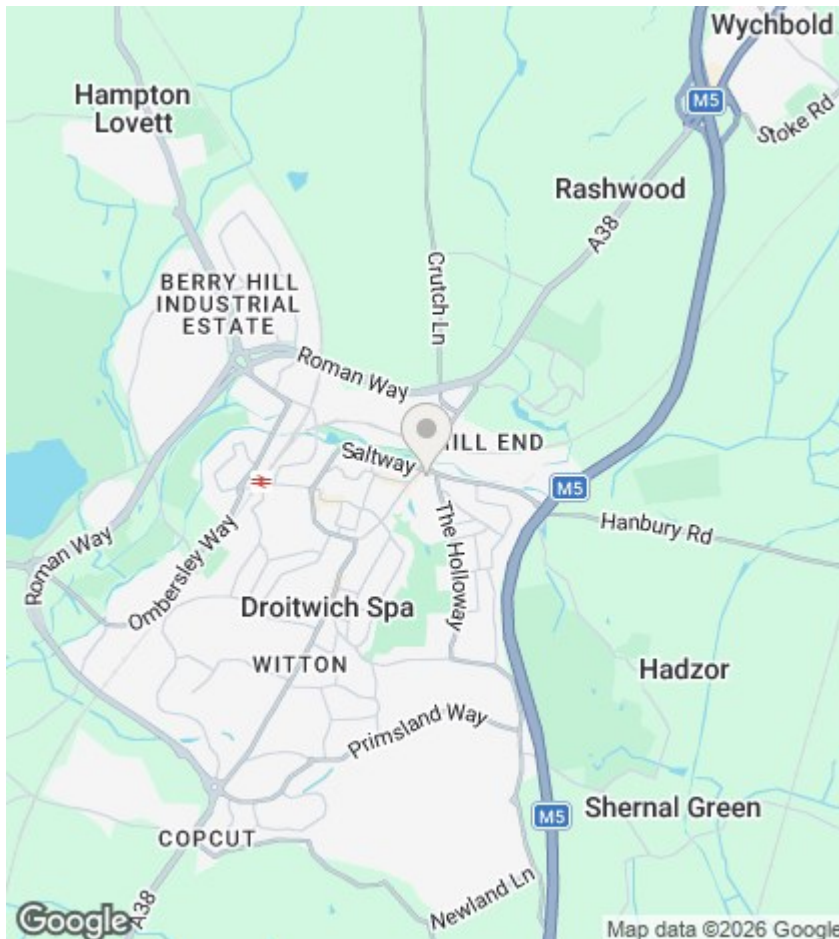
Parking, Garage & Communal Gardens

A notable feature of the property is the separate garage, offering valuable additional storage space. There is also ample resident parking available throughout the development. The well-maintained communal gardens and green spaces further enhance the setting, providing attractive outdoor areas for residents to enjoy and contributing to the property's overall appeal.

Book your viewing today!

Lease Information

99 year lease from 1984 57 years remaining
Annual Ground Rent - £100 payable £50 every 6 months
Annual service charge - £1872.96 - £936.48 payable every 6 months
Annual reserve fund - £200 - £100 paid every 6 months



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) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

