



7 Shirley Road

Droitwich, WR9 8NR

Andrew Grant

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2 Bedrooms 1 Bathrooms 1 Reception Room

A well proportioned link-detached bungalow offering flexible accommodation, generous parking and useful additional spaces within the grounds.

- Offering versatile single storey accommodation, this link-detached bungalow comprises two bedrooms, a bathroom and a practical arrangement of well connected living spaces.
- Extending across the depth of the home, the living and dining room provides distinct areas for relaxing and mealtimes, centred around a feature fireplace.
- A fitted kitchen enhances the everyday accommodation, while the garden room opens directly onto the enclosed rear garden.
- Designed for straightforward maintenance, the predominantly paved rear garden incorporates established borders and access to the detached utility/office and garage.
- Extensive off road parking occupies the broad frontage, with the driveway continuing towards a substantial garage offering valuable additional space.
- Shirley Road enjoys an established residential setting within Droitwich, conveniently placed for the town's everyday amenities and wider transport connections.

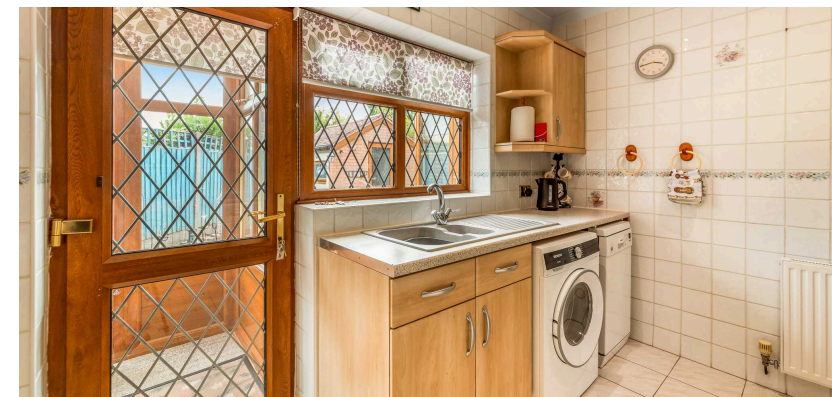
1078 sq ft (100.2 sq m)





The kitchen

Arranged for everyday cooking, the kitchen includes a practical range of cabinets and work surfaces with an inset sink beneath the rear window. Space is available for essential appliances, while a glazed door opens to the rear porch. A further door provides access to the central hall.







The living and dining room

Forming the principal reception space, the living and dining room offers generous proportions for both relaxation and mealtimes. A feature fireplace establishes a traditional focal point within the sitting area, while the elongated arrangement creates a natural distinction between the two uses. Glazed doors continue into the adjoining garden room.







The garden room

Providing an enjoyable extension of the reception accommodation, the garden room creates a pleasant place to relax while enjoying an outlook across the rear garden. Broad windows surround the space and a door opens directly outside. Its connection with the living and dining room allows the adjoining areas to work particularly well together.





The primary bedroom

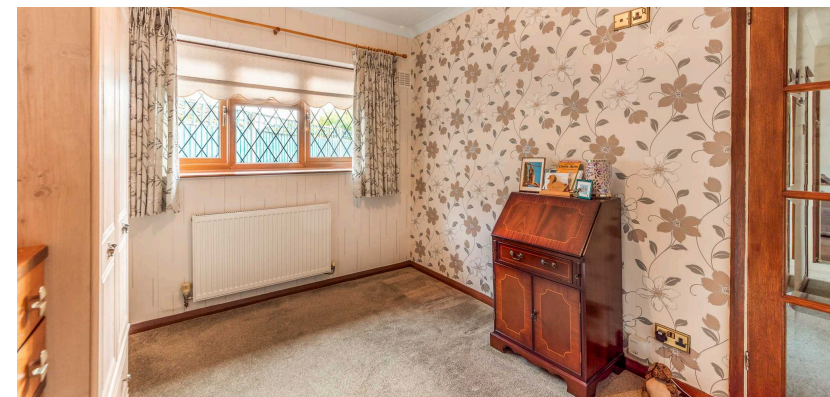
Offering comfortable proportions for everyday use, the primary bedroom provides ample room for a double bed and accompanying storage. A wide front facing window forms the principal architectural feature, while the straightforward arrangement allows the space to be configured with ease.





The second bedroom

Equally suitable as a further family or guest bedroom, the second bedroom provides flexible accommodation to meet changing requirements. A rear facing window forms a clear focal point and the balanced proportions allow ample room for essential bedroom storage.





The bathroom

Completing the principal accommodation, the bathroom is fitted with a panelled bath incorporating a shower over, a wash basin and WC. Extensive wall tiling provides a practical finish around the main fittings, while a window offers ventilation. Its position off the central hall allows convenient access from both bedrooms.



The utility and office

Combining practical utility space with a dedicated office area, this detached outbuilding supports both household tasks and home working. The flexible internal arrangement provides room for laundry appliances, a workstation and additional storage, allowing the space to serve several useful purposes away from the main accommodation.



The garden

Offering a manageable outdoor setting, the enclosed rear garden is predominantly block paved to create ample space for seating and container planting. Curved borders introduce established greenery and offer scope for further cultivation. The garden also provides access to the detached utility and office, with direct connections to the garden room and rear entrance.





The driveway and parking

A broad frontage provides extensive off road parking and creates a practical approach to the home. The paved driveway continues towards the substantial garage, which offers generous space for secure parking, storage or workshop use. Defined planting areas soften the frontage, while access to the rear garden is available via the garage or directly from the rear porch and garden room.

Location

Droitwich is a well established Worcestershire town offering a useful selection of everyday amenities, leisure facilities and community services. The wider area provides shopping, healthcare and recreational opportunities, alongside schooling for different age groups. Road and public transport connections offer access to surrounding towns, employment centres and the wider region. Shirley Road occupies an established residential setting, combining convenient access to the facilities of Droitwich with the practical appeal of a settled neighbourhood.

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 very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D.



Shirley Road

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft

Garage / Outbuilding = 31.6 sq m / 340 sq ft

Total = 100.2 sq m / 1078 sq ft

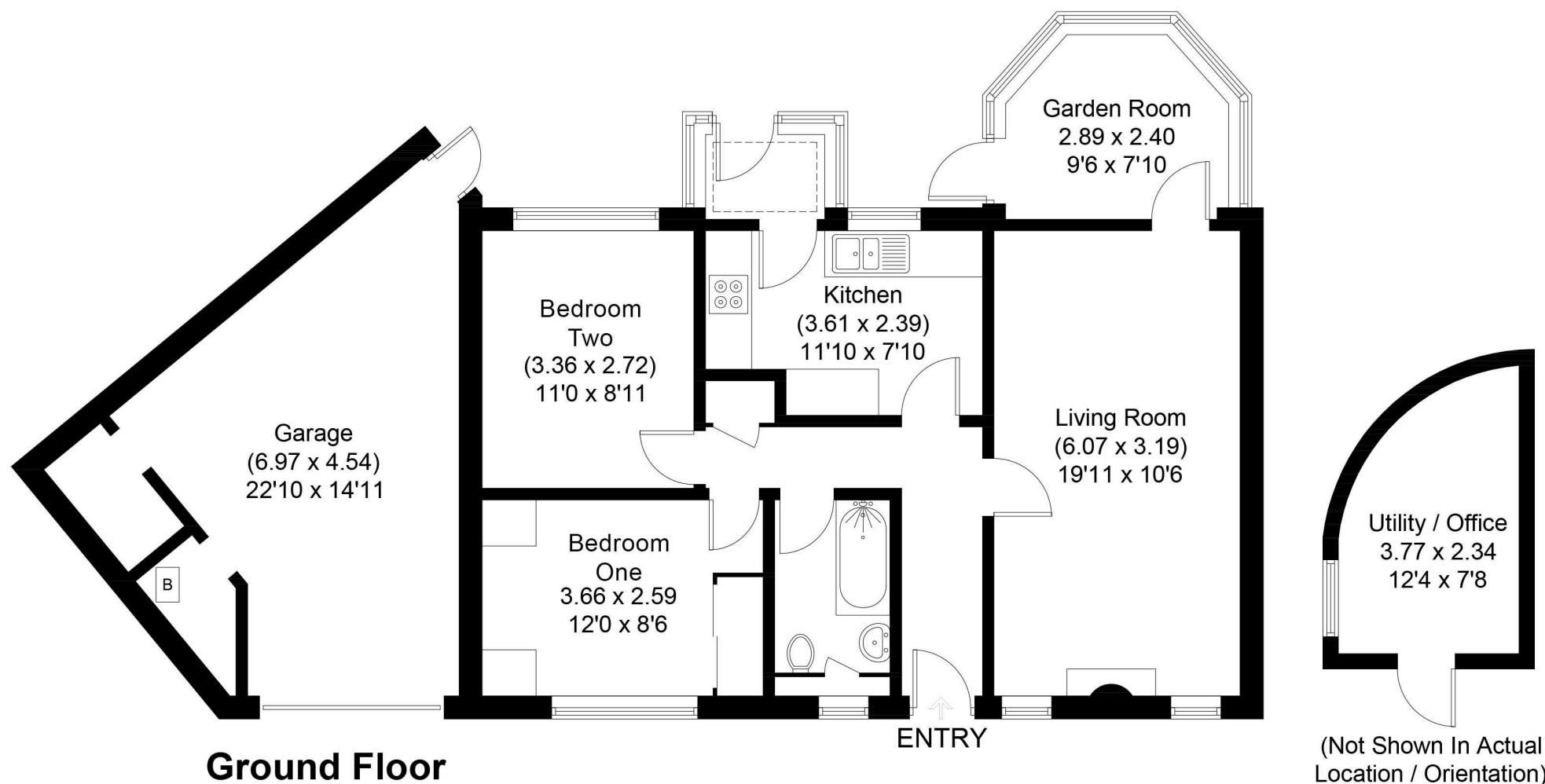


Illustration for identification purposes only, measurements are approximate, not to scale.



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