



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

4 Mulberry Tree Hill, Droitwich, Worcestershire. WR9 7SS

Offers In Region Of £275,000

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A beautifully presented and spacious two bedroom semi detached home, benefiting from private driveway and enclosed rear garden, situated in a quiet road within the popular town of Droitwich.

Accommodation briefly comprises: Entrance Porch, Living Room, Kitchen and Conservatory. On the first floor: Two Bedrooms and Shower Room.

Outside: To the front is foregarden and private driveway. To the rear is enclosed garden, comprising lawned garden and patio.

LOCATION:

The property is situated within this sought after area 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. Within close proximity of the property is a parade of helpful shops and eateries as well as recreation/park area.

Lounge/Dining Room - 5.28m x 3.84m (17'3" x 12'7")

Kitchen - 2.68m x 3.84m (8'9" x 12'7")

Conservatory - 2.73m x 3.34m (8'11" x 10'11")

Bedroom 1 - 2.68m x 3.84m (8'9" x 12'7")

Bedroom 2 - 2.52m x 3.84m (8'3" x 12'7")

Shower Room - 1.56m x 2.94m (5'1" x 9'7")

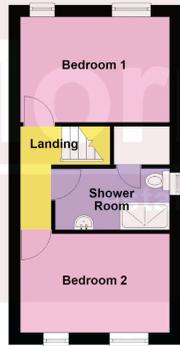




Ground Floor
Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor
Approx. 30.9 sq. metres (332.1 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Semi detached house
- 2 Double Bedrooms
- Conservatory with replaced roof
- Beautifully presented throughout
- Private driveway
- Enclosed garden
- Quiet location
- Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	