



Woodland Court

Droitwich | WR9 7GY



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Situated in an exclusive sought after cul-de-sac on the outskirts of the highly desirable town of Droitwich Spa, this most immaculate two-bedroom semi-detached home offers beautifully presented accommodation, built by local developer David Alexander. Just a short distance away, residents can enjoy an excellent range of amenities including independent shops, cafés, supermarkets and leisure facilities, creating a vibrant yet welcoming community atmosphere. The area is particularly well regarded for its recreational opportunities, with the attractive Lido Park nearby, home to the much-loved Droitwich Spa Lido — one of the few remaining open-air saltwater swimming pools in the country — as well as pleasant green spaces ideal for walking and relaxation. Altogether, this superb location and excellent connectivity make the property an ideal choice for families, first-time buyers, and professionals alike.

Location:

Commuters are exceptionally well served, with Droitwich Spa railway station offering regular direct services to Worcester, Birmingham and a range of further destinations. The nearby motorway network is also easily accessible, with M5 Junctions 5 and 6 providing swift links to the wider Midlands and beyond, making the property an excellent choice for those seeking a balance between convenient connectivity and relaxed town living.

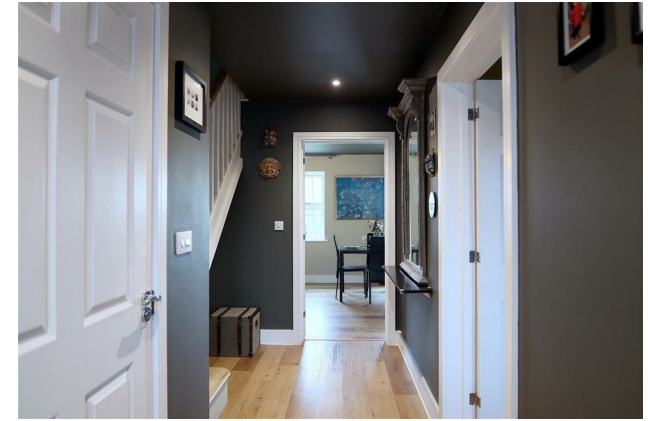
Education:

Droitwich offers an excellent range of well-regarded schooling, providing education from nursery through to senior level.

Accommodation Comprising Of:

Hallway, WC, Kitchen, Sitting/Dining Room, Two Double Bedrooms, Two En-Suites.

Ground Floor Accommodation:





The hallway welcomes you into this beautifully presented contemporary home, providing access to the kitchen, dining/sitting room, and a convenient downstairs WC.

The kitchen is fitted with a range of high-gloss white wall and base units, complemented by sleek laminate work surfaces. Integrated appliances include a Hotpoint washer/dryer, Hotpoint fridge/freezer, Bosch oven, induction hob with Apelson WiFi cooker hood, and Bosch dishwasher, combining style with modern functionality. The spacious and light-filled sitting room features dual-aspect windows and French doors that open seamlessly onto the patio, creating a bright and inviting space for both relaxing and entertaining. The downstairs is completed by a WC, which includes a toilet and hand wash basin set within a contemporary vanity unit. The ground floor is finished with premium SPC (stone plastic composite) luxury vinyl tile flooring, known for its durability and excellent heat conductivity. Paired with zoned underfloor heating throughout the ground floor, it creates an efficient, comfortable living environment while adding a contemporary sense of warmth and style.

First Floor Accommodation:

Upstairs, you will find two generously proportioned bedrooms, each benefitting from its own en-suite facilities. The master bedroom features an en-suite bathroom with a bath and shower above, a stylish sink, and a toilet. The second bedroom's en-suite comprises a modern shower, sink, and toilet, providing comfort and privacy for both residents and guests.

Outside:

The property benefits from off-road parking on a block-paved driveway, providing space for two vehicles, with an EV charging point conveniently located at the front. To the rear, a generous, well-designed patio leads to a landscaped garden, offering an attractive and low-maintenance outdoor space for relaxing or entertaining. The home also features solar panels positioned on the rear elevation, enhancing energy efficiency and sustainability.





Tenure:
Freehold

Services:
All mains services

Council:
Wychavon District Council

Council Tax Band:
C

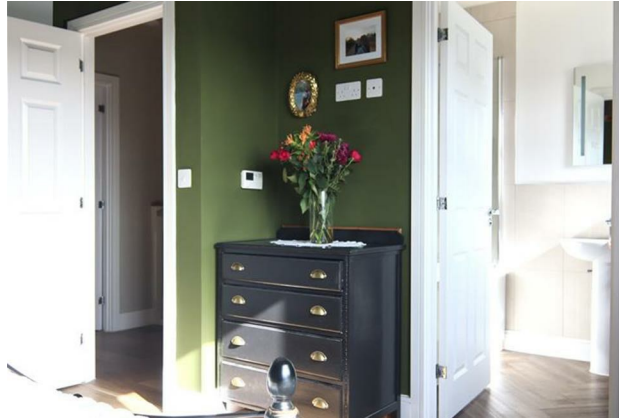
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Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

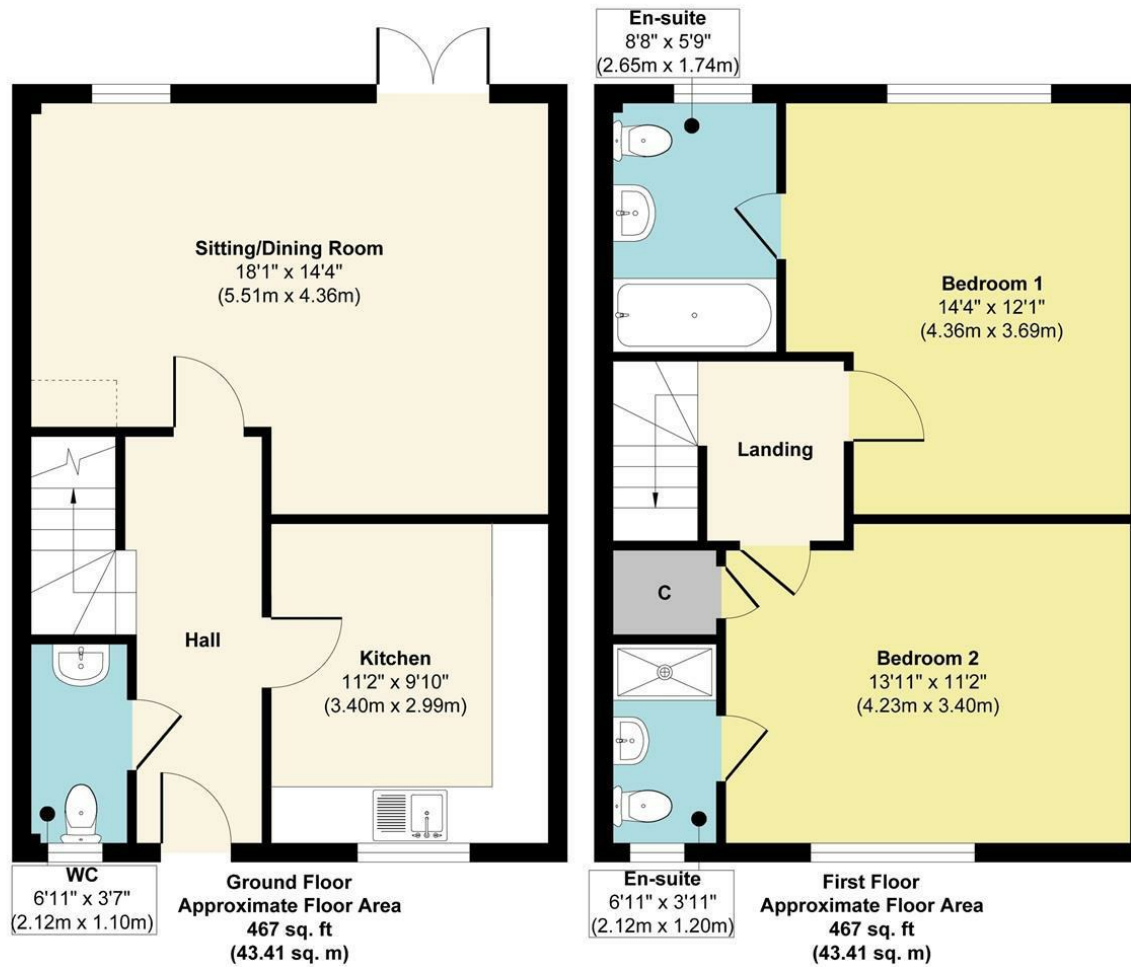
Administration Deposit:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.