



**37 Clifford Road**

Droitwich, WR9 8UR

**Andrew Grant**

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**4 Bedrooms   1 Bathroom   1 Reception Room**

A detached family home on a corner plot with contemporary kitchen, smart bathrooms, double garage and an enclosed garden.

- Detached corner-plot home with over 1,500 sq ft of accommodation
- Updated kitchen and bathrooms plus generous living room with wood-burning stove
- Private rear garden with paved terrace, lawn and mature planting
- Tarmac driveway and double garage provide ample off-road parking
- Established Droitwich location close to shops, schools and transport links

This detached family home occupies a corner plot and offers around 1,564 sq ft of well-presented accommodation. The modern kitchen complements a generous dual-aspect living room with a wood-burning stove, separate dining room, and practical utility. Four bedrooms include a principal suite with an updated shower room, alongside a family bathroom. Outside, there is an enclosed garden and a double garage with ample driveway parking.

**1564 sq ft (145.3 sq m)**





## The kitchen

The kitchen has been updated with sleek white cabinetry and wood-effect worktops. A range cooker with a stainless-steel extractor provides a focal point against the metro-tiled splashback. There is ample storage, a sink set beneath a front window and a door to the utility.





## The living room

Stretching the depth of the home, the living room is designed for family gatherings and relaxation. A wood-burning stove with oak mantel sits on a tiled hearth, while a bay window frames views of the front garden. Further windows to the side, wooden flooring and glazed doors link the room to the dining area and hall.





## The dining room

Adjacent to the kitchen, the dining room functions as an everyday eating space and a place to entertain. Glazed sliding doors open directly onto the patio, connecting the room to the rear garden. Tiled flooring underfoot and a door to the living room contribute to the flow of the ground-floor layout.



## The utility

Serving as a practical laundry and boot room, the utility keeps household chores discreetly away from the kitchen. It includes a stainless-steel sink with drainer and fitted worktop, plus plumbing for appliances.



## The primary bedroom

The primary bedroom creates a restful retreat at the end of the day. It features extensive built-in sliding wardrobes with mirrored panels and a timber floor. There is space for a king bed and dressing furniture, together with an en-suite shower room accessed via a private door.





## The primary ensuite

The en-suite shower room complements the principal bedroom with a contemporary finish. A glazed shower enclosure with rainfall and hand-held fittings stands alongside a sleek vanity unit and low-profile toilet. Patterned floor tiles and a window complete the design.



## The second bedroom

The second bedroom provides a generous double room for family or guests. A built-in double wardrobe is fitted into one wall and wooden floorboards add character. There is room for additional furniture and a window looks across the locality.



## The third bedroom

This versatile bedroom could serve as a child's room or a home office. It has painted floorboards and a casement window on one wall. A simple pendant light and neutral palette make it easy to personalise.



## The fourth bedroom

The fourth bedroom, although currently unoccupied, offers excellent versatility and would make an ideal nursery, home office or dressing room with walk-in wardrobe potential if desired. A window allows plenty of natural light to fill the room, creating a bright and pleasant space.



## The bathroom

Serving the remaining bedrooms, the family bathroom has been updated in a fresh, modern style. It features a panelled bath with shower over and glass screen, complemented by a pedestal basin and close-coupled WC. Large rectangular wall tiles and dark floor tiles create a smart finish, with an obscure-glazed window providing privacy.



## The garden

Behind the home, the enclosed garden provides a secure space for outdoor living. A paved terrace runs along the rear of the house, leading onto a level lawn edged by low brick retaining walls and well-stocked borders. Further areas include a gravel section and mature trees, offering different spots for seating or play.







## The double garage and driveway

To the front, a generous driveway offers private off-road parking for multiple vehicles. It leads to a double garage with twin up-and-over doors. Bordering hedges and lawned verges emphasise the home's corner plot setting.

## Location

Droitwich Spa is a popular Worcestershire town known for its heritage and convenient amenities. The property is situated within an established residential area close to everyday facilities including shops, cafes and public houses, along with leisure centres and green open spaces. The town offers primary and secondary schools and access to nearby countryside walks. Excellent transport links include regular bus services and a railway station on the Worcester to Birmingham line, with the M5 motorway providing road connections. The surrounding area is well served for healthcare, sports clubs and supermarkets, making it an ideal base for families and commuters.

## 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 Vodafone, EE, Three and O2 (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 F.



# Clifford Road

Approximate Gross Internal Area  
Ground Floor = 60.8 sq m / 654 sq ft  
First Floor = 55.9 sq m / 602 sq ft  
Garage = 28.6 sq m / 308 sq ft  
Total = 145.3 sq m / 1564 sq ft

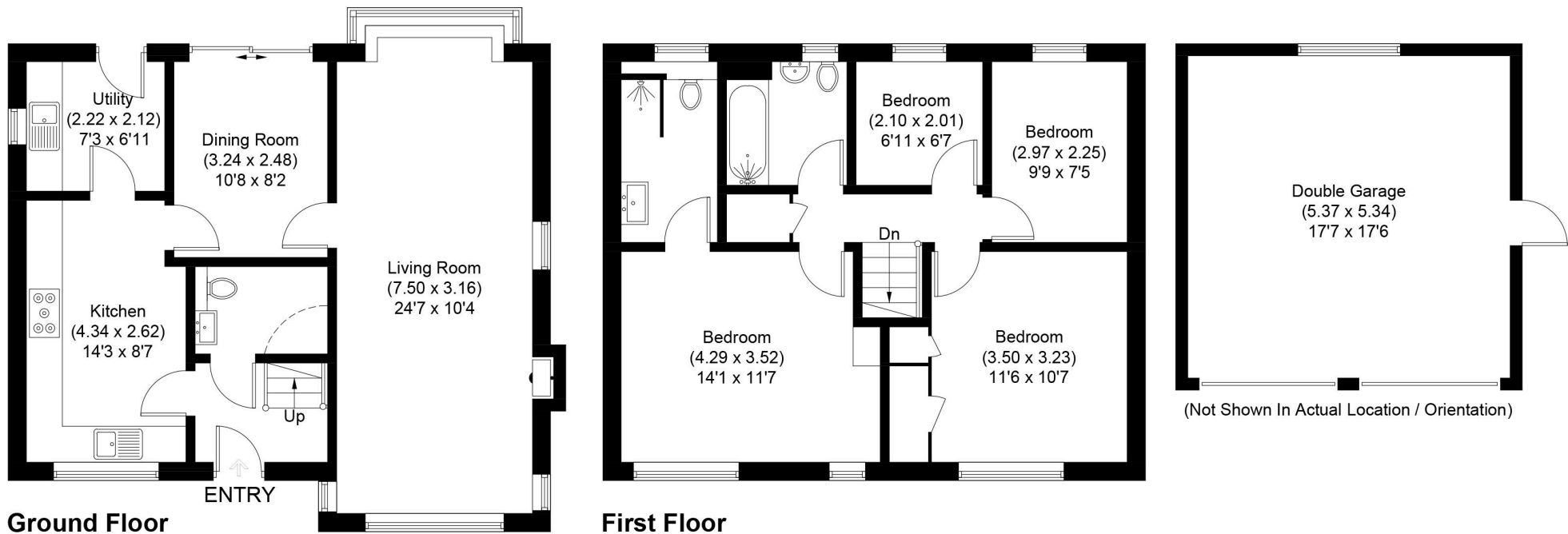


Illustration for identification purposes only, measurements are approximate, not to scale.



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