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Parkinson Wright
Estate Agents



Meadow Road, Droitwich, WR9 9BZ

Price Guide £265,000

- Detached Property
- Kitchen
- Cloakroom
- Shower Room
- Garage & Driveway
- Lounge/Dining Room
- Conservatory
- Three Bedrooms
- Double Glazing and Central Heating
- NO CHAIN

241 Meadow Road, Droitwich WR9 9BZ

A three bedroom detached house situated in a quiet cul-de-sac location offering good size accommodation with garage & driveway. EARLY VIEWING ESSENTIAL TO BE APPRECIATED.



Council Tax Band: D





LOCATION & DESCRIPTION

Occupying a prime position in a desirable cul de sac within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. Access is via double glazed front door opening into:-

RECEPTION HALL

11'0 x 6'2 (both max)

Recessed ceiling spotlights, radiator, useful walk-in storage cupboard, stairs to the first floor and doors to:-

CLOAKROOM

6'2 x 2'9

Ceiling light, front facing opaque double glazed window and radiator. There is a two piece suite consisting of wash hand basin and a low level W.C.

KITCHEN

8'8 x 7'5

Recessed ceiling spotlights and front facing double glazed window. There are a range of wall, base and drawer units with rolltop work surface over, tiled splashback, stainless steel sink, matching drainer, mixer tap, four ring electric hob, extractor fan over, built in oven under, integrated appliances to include dishwasher and under counter fridge and separate freezer.

LOUNGE/DINING ROOM

16'5 x 15'4 (both max)

A good size reception room combining lounge and dining areas with recessed ceiling spotlights, two radiators, rear facing tilt and slide double glazed doors opening into the conservatory, two radiators, feature fireplace with matching hearth, mantle over and ornamental electric fire inset.

CONSERVATORY

15'1 x 9'8

With opaque roof, ceiling light combining electric fan, wall lights, radiator, electric wall heater, side and rear facing double glazed windows and side facing double glazed French doors open directly onto the garden,

LANDING

Recessed ceiling spotlights, loft hatch and doors to:-

BEDROOM ONE

15'4 (into wardrobe) x 10'12

A good size principal bedroom with recessed ceiling lights, two rear facing double glazed windows and radiator. There are a range of fitted wardrobes with cupboards above.

BEDROOM TWO

10'8 x 7'8

Recessed ceiling lights, front facing double glazed window, radiator and a built in cupboard with hanging space and shelves.

BEDROOM THREE

10'2 x 7'3

Recessed ceiling lights, front facing double glazed window and radiator.

SHOWER ROOM

6'4 (max) x 5'6

Recessed ceiling lights, side facing opaque double glazed window and radiator. There is a three piece white suite consisting of shower cubicle, wash hand basin with cupboards under and a low level W.C.

OUTSIDE

To the front of the property is a block paved driveway offering off road parking and leads to the garage and the front door.

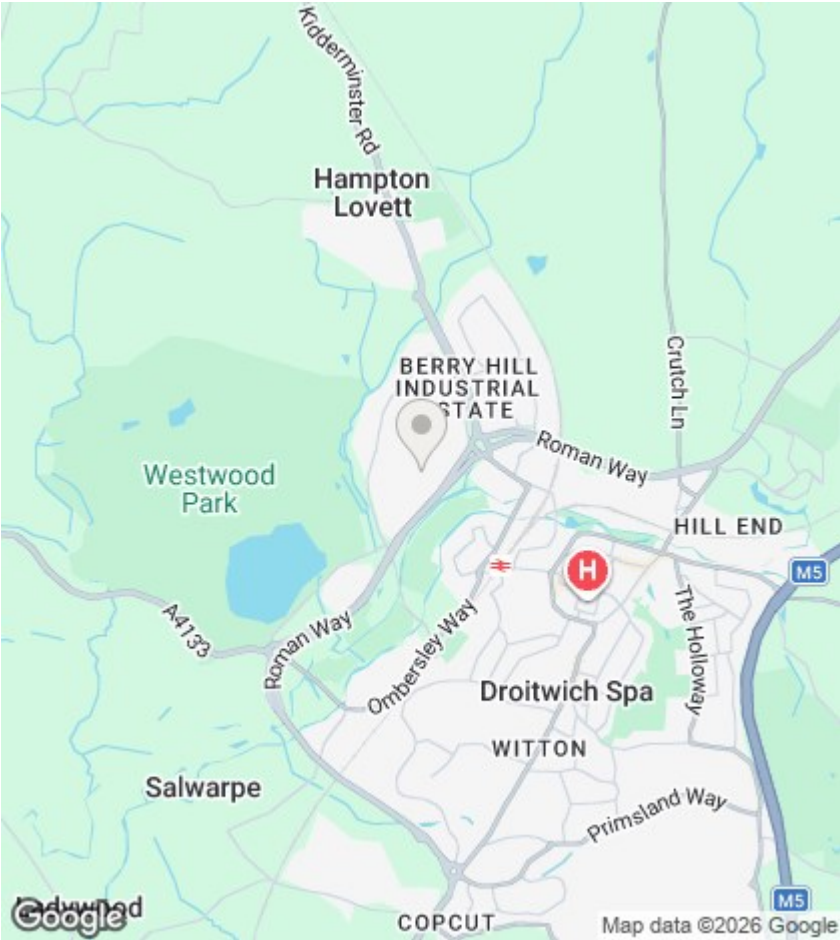
To the rear of the property is an enclosed, private and low maintenance garden mainly laid to lawn, there is a decked seating area and borders with mature trees and shrubs.

GARAGE

With up and over door, light and power.

SERVICES

We believe all mains services are connected to the property but have not been verified by the agent



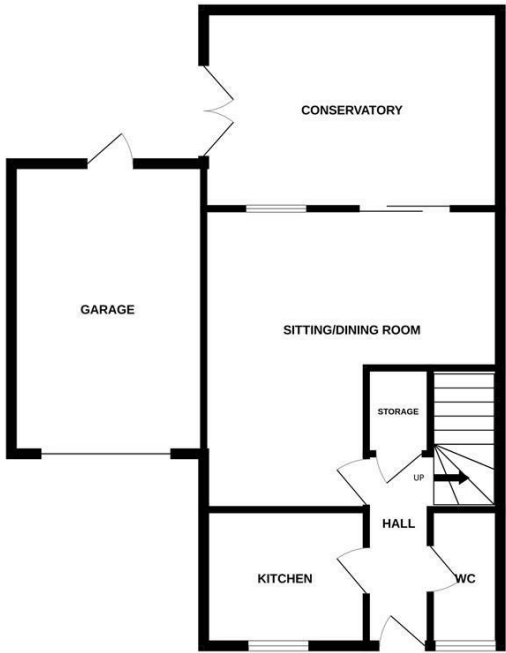
Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

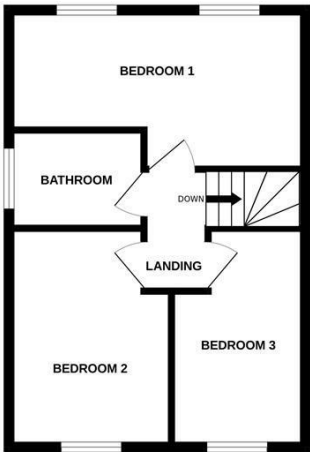
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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