

New Road Droitwich WR9 0QB



OULSNAM PROUDLY PRESENT THIS CHARMING SEMI DETACHED COUNTRY RESIDENCE offering a spacious lounge diner with open fireplace, cottage style kitchen, snug with log burning stove, master bedroom with en suite, a further two bedrooms, carport & driveway & beautifully landscaped gardens! EP Rating E

ACCOMMODATION

A wooden five bar gate opens to a gravelled driveway alongside an attractively landscaped fore garden being mainly laid to lawn with well stocked flower bed borders with an array of mature plants and shrubs. A paved pathway leads to a wooden stable door with canopy over which opens to

ENTRANCE HALLWAY

Having tiled flooring, a turning staircase with balustrade leads to the first floor accommodation, useful understairs storage space, UPVC double glazed window to the front elevation, central heating radiator and access to

KITCHEN 13'8 x 8' (4.17m x 2.44m)

Having feature Aga stove, ceramic Belfast sink with mixer tap, a continuation of the tiled flooring, two UPVC double glazed windows overlooking the front elevation and door to

LOUNGE DINER 23'8 x 11'7 (7.21m x 3.53m)

Having feature open fireplace with brick and tile surround and oak style beam over, solid oak flooring, UPVC double glazed windows and French door to the rear elevation and two central heating radiators.

SNUG 11'11 x 10'10 (3.63m x 3.3m)

With a continuation of the tiled flooring, feature log burning stove, UPVC double glazed French doors and windows to the rear elevation, central heating radiator and door to

UTILITY 9'2 x 4'6 (2.79m x 1.37m)

With a continuation of the tiled flooring, wall mounted Worcester boiler, space for washing machine, space for freestanding fridge and freezer, UPVC double glazed window overlooking the front elevation and a central heating radiator.

GROUND FLOOR SHOWER ROOM 7' x 4'5 (2.13m x 1.35m)

Fitted with a white suite comprising a low level WC, pedestal wash hand basin, shower cubicle with screen door, chrome ladder style centrally heated towel rail, tiled walls, tiled flooring and a UPVC double glazed window overlooking the front elevation.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Having two UPVC double glazed windows with open countryside views to the front of the property, central heating radiator, door to useful storage cupboard with hanging rail and shelving, loft access point and doors to

MASTER BEDROOM 12'1 x 11'6 (3.68m x 3.51m)

Having UPVC double glazed windows overlooking the rear elevation, central heating radiator and door to

EN SUITE SHOWER ROOM 11'7 x 10'2 (3.53m x 3.1m)

Having feature freestanding bath with mixer tap and shower attachment, low level WC, doors to useful eaves storage space, UPVC double glazed windows to the side and rear elevations, two UPVC double glazed Velux windows, chrome centrally heated ladder style towel rail, spot lights to ceiling and solid oak flooring.

BEDROOM TWO 11'9 x 11'7 (3.58m x 3.53m)

Having UPVC double glazed windows overlooking the rear elevation, picture rail and a central heating radiator.

BEDROOM THREE 8'11 x 7'7 (2.72m x 2.31m)

Having UPVC double glazed window overlooking the front elevation and central heating radiator.

WC

Having high level WC, wall mounted wash hand basin, central heating radiator, laminate wood effect flooring and a UPVC double glazed window to the front elevation.

OUTSIDE

CARPORT 19'11 x 8'2 (6.07m x 2.49m)

Accessible from the driveway and from the rear garden providing excellent storage space.

REAR GARDEN

The rear garden can be access via French doors from the lounge diner and from the snug, as well as through the car port, being mainly laid to lawn with feature well stocked flowerbed borders, a gravelled patio area, hardstanding suitable for



a sheds.

GENERAL INFORMATION

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale, all other items are excluded. Some curtains may be available by separate negotiation with the vendors if required.

TENURE

We are advised by the vendors that the property is Freehold.

SERVICES

Mains electricity, propane gas and non mains drainage.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.

FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.

Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

