



9 Dugard Way, Droitwich, WR9 8UX
Guide Price £430,000

EPC: C

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SITUATION

Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire which has become famous for its brine and salt production. The town offers excellent everyday amenities which includes a Waitrose store. There are an array of local pubs and an eclectic mix of traditional shops. A Farmer's Market is also held regularly in Victoria Square. St Peter's Fields provides excellent park land as well as the Droitwich Spa Lido. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal.

This property is located within this desirable development of the Ridings which is a highly regarded area of executive family homes allowing easy access to local bus stops on the Birmingham to Worcester route and also into the town centre, local amenities and train station. It is also convenient for easy access to motorway networks of the M5, M42 and M40 corridors.

SUMMARY

This property offers a fabulous family home in an enviable cul de sac location, the mature garden is a particular feature along with a kitchen breakfast room perfect for family living.

The front door opens into the hallway where stairs rise the first floor and a door leads into the w/c fitted with a white suite.

The living room overlooks the front aspect and flows into the dining room which enjoys doors out to the patio in the garden.

The dining room leads into the kitchen breakfast room which is fitted with a range of cupboards and drawers in addition to a breakfast bar perfect for casual dining, a range style cooker has a double oven, grill and a 5 ring hot plate with extractor above, there is space for an American style fridge freezer and dishwasher. A door leads out to the patio area in the garden in addition to a door to the useful utility room.

The utility room offers space for a washing machine and further storage space with doors leading to the side aspect and into the garage.



Upstairs the four bedrooms radiate from the landing. The main bedroom benefits from an en-suite shower room fitted with white suite with basin offering storage below.

Bedroom two overlooks the front and benefits from a built-in wardrobe, bedroom three overlooks the garden and also has a built-in wardrobe. Bedroom four overlooks the front aspect.

The house bathroom has a white suite comprising bath with shower over, w/c and a basin which has storage below. An airing cupboard which houses the hot water tank and offering storage completes this floor.

Outside is a delightful garden with patio area ideal for al fresco dining, steps lead up to a lawned area and the garden is bordered with many mature shrubs and trees. There is side access to the driveway and 2 sheds for garden storage.

The garage has light and power and houses the boiler. The driveway offers off road parking.

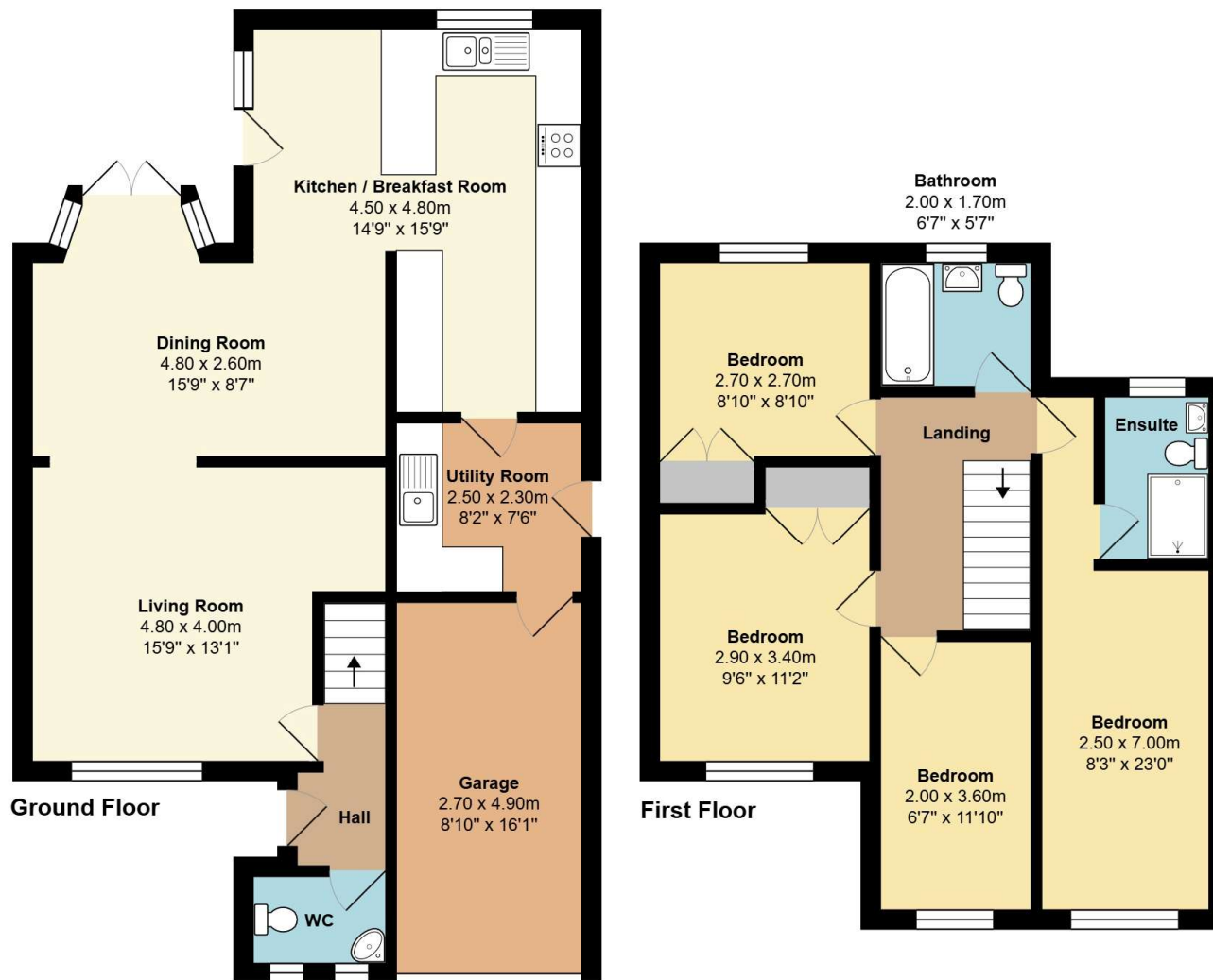
GENERAL INFORMATION

SERVICES All mains services are available. Gas central heating is provided by the boiler located in the Garage.

TENURE the agent understands the property is Freehold.



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Total Approx Area: 117.0 m² ... 1260 ft² (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

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 the operability or efficiency can be given.



THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

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 the 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.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations, we are required to verify the identity of the buyer before accepting an offer.

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