



66 Sandles Road, Droitwich, WR9 8RA
Offers Over £550,000

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 occupies an enviable plot 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.

DIRECTIONS

From the agents office proceed on St Andrews Way, straight over the mini island until the traffic lights of Worcester Road. Turn right and bearing left at next island continue on Worcester Road. Continue along to the A38 island and take first exit onto Addyes Way, then take the third turning on the right into Showell Road, third left into Sandles Road, continue to the end of the cul-de-sac and turn left where the property can be found located on the right.

SUMMARY

An impressive extended detached family home situated on an enviable plot within this desirable cul-de-sac of the Ridings development. You are greeted by a storm porch with the front door opening into the welcoming entrance hallway providing access to the ground floor accommodation in addition to the w/c and useful cloaks cupboard.

Double doors open into the dual aspect living room with feature gas fireplace and bay window overlooking the front aspect. The stunning bespoke breakfast kitchen has a range of wall mounted, drawer and base units and integrated appliances to include a fridge, freezer, dishwasher, microwave and a freestanding Rangemaster style oven with extractor hood fitted above, window overlooking the rear garden and access to the utility room. The utility room is fitted cupboards offering storage and plumbing for a washing machine, a door provides access to the garden. The study/playroom has a window overlooking the front aspect.



The generous dining room opens through to the family room which enjoys delightful dual aspect views of the garden and has a door providing access out to the garden.

The landing area has a loft access and a door to useful airing cupboard with shelving; doors lead to all bedrooms and the family bathroom.

The principal bedroom overlooking the front aspect has two double fitted wardrobes and benefits from a contemporary style ensuite shower room with shower cubicle, wash hand basin and low level wc.

Guest bedroom has a double fitted wardrobe and window overlooking the rear garden, an ensuite shower room with shower cubicle, pedestal wash hand basin and low level wc provides the perfect guest bedroom suite.

Bedroom three has dual aspect windows, one overlooking the rear elevation along with a velux window to the side. Bedroom four overlooks the front aspect.

The contemporary style family bathroom is fitted with a white suite comprising a low level wc, wash hand basin set onto vanity unit and a 'P' shaped bath with shower and screen.

The former integral single garage currently has a stud wall creating two useful storage spaces and houses the boiler; one space is accessible from the family room and the other space can be accessed via the garage door at the front of the property.

The property benefits from having beautifully landscaped gardens to the front and rear. The rear garden can be accessed via the family room, the utility room and a side gate, being mainly laid to lawn with feature curved borders planted with an array of attractive shrubs, with block paved patio areas. Generous driveway offering parking for ample vehicles.

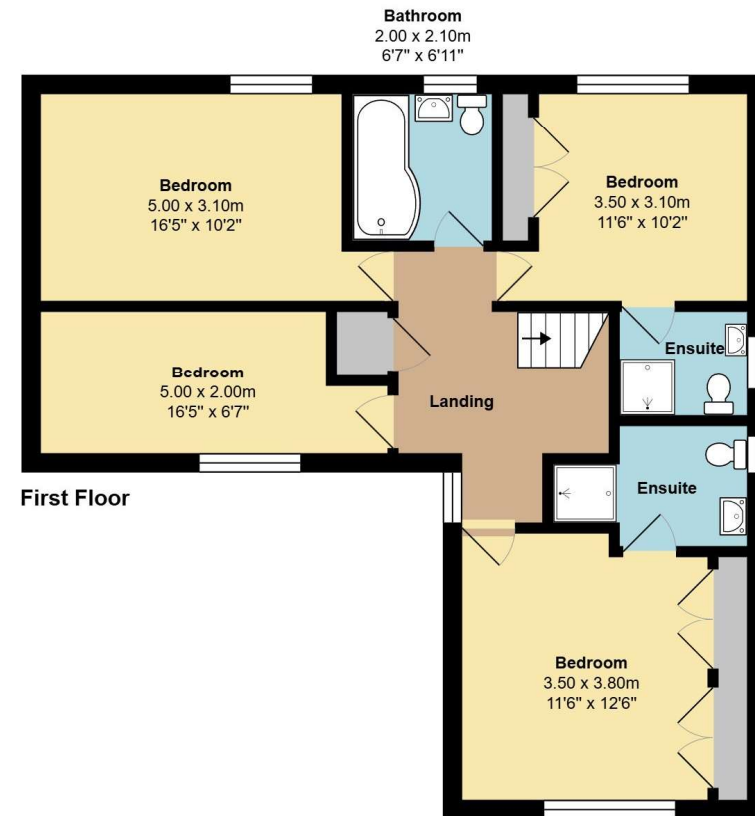
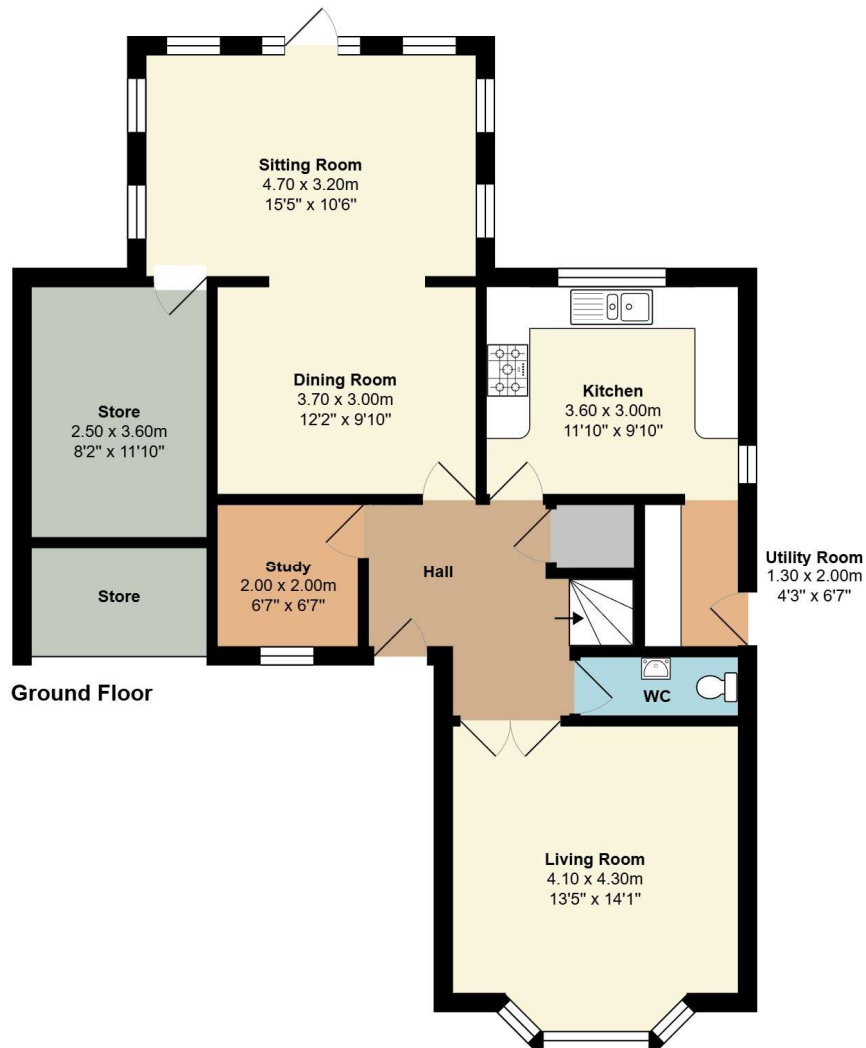
GENERAL INFORMATION

SERVICES All mains services are available. Gas central heating is provided by a boiler located in the garage storage space.

TENURE the agent understands the property is Freehold.



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Total Approx Area: 146.0 m² ... 1571 ft² (excluding store)

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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