

oulsnam



13 Broadmeadow, WR9 8SY

Guide Price £190,000

EPC: C

OULSNAM PRESENT THIS END TERRACE HOME Offering a generous lounge diner, fitted kitchen, two bedrooms, family bathroom, rear garden & overlooks a communal green area. An ideal first time buy or BTL opportunity. No onward chain. EP Rating C

DIRECTIONS

From the agents office, head southeast on Victoria Square. At the roundabout, take the first exit onto St Andrew's Road. At traffic lights, turn right onto Worcester Road. Go through next roundabout and bear left. Take the right turn opposite Sainsburys Petrol Station onto Old Coach Road, passing Witton School on your left. Follow the road along where you will find the turning to Broadmeadow on your left hand side, towards the top of the hill, the property can be found via a footpath. The property benefits from overlooking a communal green.

SUMMARY

- * Entrance porch with doors leading to the lounge and a utility room
- * Utility room offers additional storage, a door leads to the kitchen
- * Kitchen has a range of wall and base units, with integrated oven, four ring electric hob, spaces for appliances and a door gives access to the rear garden
- * Generous lounge/diner has a door to an additional reception room which would be an ideal dining room or playroom, with a sliding door to the rear garden.
- * From the lounge, stairs rise to first floor accommodation
- * To the first floor is the landing with an airing cupboard housing the central heating boiler and a useful storage cupboard
- * Bedroom one with dual aspect windows
- * A further bedroom overlooks the front aspect of the property
- * A bathroom comprises a bath and pedestal basin, the wc is located separately and is adjacent to the bathroom
- * Rear garden with lawn area, a patio, a hardstanding for a shed
- * Ideal First Time Buy Or Buy to Let investment

GENERAL INFORMATION

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

TENURE the agent understands the property is Freehold.

SCHOOL CATCHMENTS:

Droitwich Spa High School Briar Mill, Droitwich, WR9 0AA High

Westacre Middle School Ombersley Way, Droitwich, WR9 0AA Middle

Witton Middle School Old Coach Road, Droitwich, WR9 8BD Middle

Chawson Community First School Wych Road, Droitwich, WR9 8BW Primary



Porch

Lounge / Diner:
16'1" x 13'5" (4.9m x 4.1m)

Family Room:
9'10" x 7'7" (3m x 2.3m)

Kitchen:
11'10" x 7'10" (3.6m x 2.4m)

Utility Store

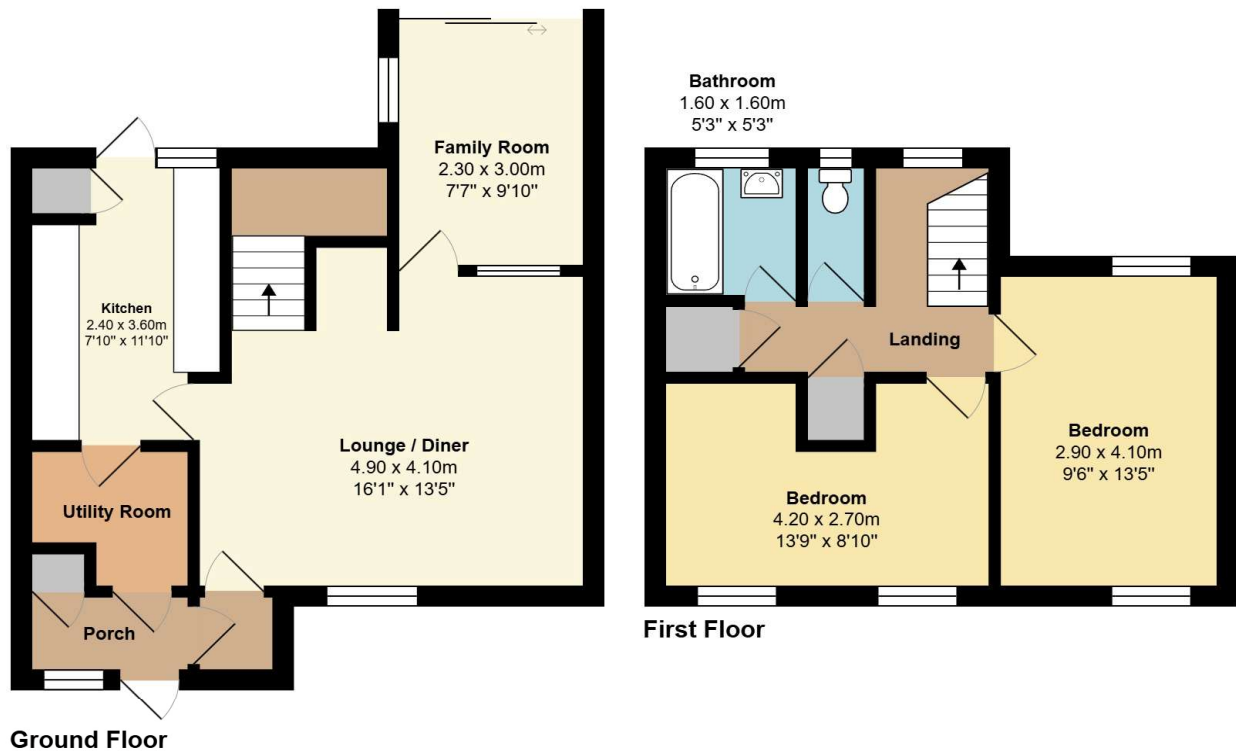
Bedroom One:
13'9" x 8'10" (4.2m x 2.7m)

Bedroom Two:
13'5" x 9'6" (4.1m x 2.9m)

Bathroom:
5'3" x 5'3" (1.6m x 1.6m)

WC

13, Broadmeadow, Droitwich Spa, WR9 8SY



Total Approx Area: 82.0 m² ... 883 ft²

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.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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