

AP MORGAN



Willow Drive, Droitwich, Worcestershire
Asking Price £300,000

Features:

- Three-bedroom semi-detached family home
- Quiet, no-through road location
- Extended lounge with rear dining area
- Versatile utility and games room, converted from part of the garage
- Family bathroom plus downstairs WC
- Level, well-kept rear garden
- Parking for multiple cars
- Walking distance to Lido Park, local schools and the Castle pub

Description:

If convenience is on your wish list, put this one at the top.

Tucked away on a quiet, no-through road in one of Droitwich's more established pockets, this three-bedroom semi has had a genuine programme of improvement rather than a lick of paint and a "for sale" board. The lounge has been extended to create a proper dining area at the rear, part of the garage has been turned into a handy utility and games room, and the level rear garden gives you a real outdoor space to use all year round. With parking for multiple cars and a family bathroom plus a downstairs WC, it's a home built for everyday life. Guide price £300,000.

We asked them what made them buy it...

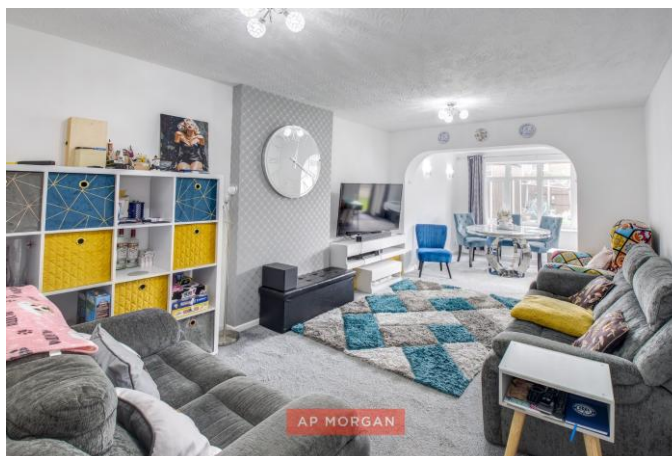
"The first time we walked round, it was the space that got us. It needed a bit of work here and there, but you could see straight away what it could become. And the neighbours made us feel welcome from day one, that mattered more than we expected. We had family nearby, a garden big enough for the kids, and green space all around us. There's a bus stop practically on the doorstep too, so you're never stuck. But honestly, it was the kitchen that sealed it. Proper room to cook."

What about the house itself?

"We've done a lot to it over the years. New front door, new windows, a whole new kitchen and bathroom, and we added a downstairs loo too, which makes a real difference with a family. The garden's been completely overhauled, and we put some block paving down at the front. The lounge is where everyone ends up, there's room for the whole family to relax in there of an evening. But it's the garden that's given us the best memories. The grandchildren playing out there, watching the World Cup on the big screen, firing up the barbecue on a summer evening. People always comment on how spacious it feels the moment they walk in, and how bright and airy it is. In winter the lounge is properly cosy with everyone piled in, and come summer that garden's the best seat in the house."

Our agents say...

This is a beautiful, well-proportioned family home in a great location, and the converted garage space is just one of its standout features, a genuinely unique and versatile room that's currently set up as a utility and games room but would work just as well as a home office. The rear garden is level



and nicely kept, which is rarer than you'd think on a plot this size, and with parking for three cars you won't be fighting for a space on the drive. Location-wise, this is a proper family pocket of WR9: Chawson First School, Westacre Middle School and St Peter's Droitwich CoE Academy are all close by, and Droitwich Spa High School is within walking distance too, so older kids can get themselves to school without you needing to do the run. Lido Park and its outdoor pool are an easy walk, the Castle pub isn't far either, and there's a cricket club and KGV Leisure Centre nearby if you want to get involved in local sport. A bus stop sits right at the top of the road, and you're around five minutes from the motorway network, so commuting isn't a problem either. This is a home that's been properly looked after and genuinely lived in, and it shows. Get in touch to arrange a viewing.

Details:

Entrance Hall

Lounge 4.97 x 3.37

Kitchen 4.97 x 1.92 Max

Dining Area 2.13 x 3.04

Snug/Utility 3.18 x 2.41

WC

First Floor Landing

Bedroom One 4.58 x 3.35

Bedroom Two 3.67 x 3.39

Bedroom Three 3.61 x 2.00

Bathroom 2.15 x 1.99

EPC Rating: TBC

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

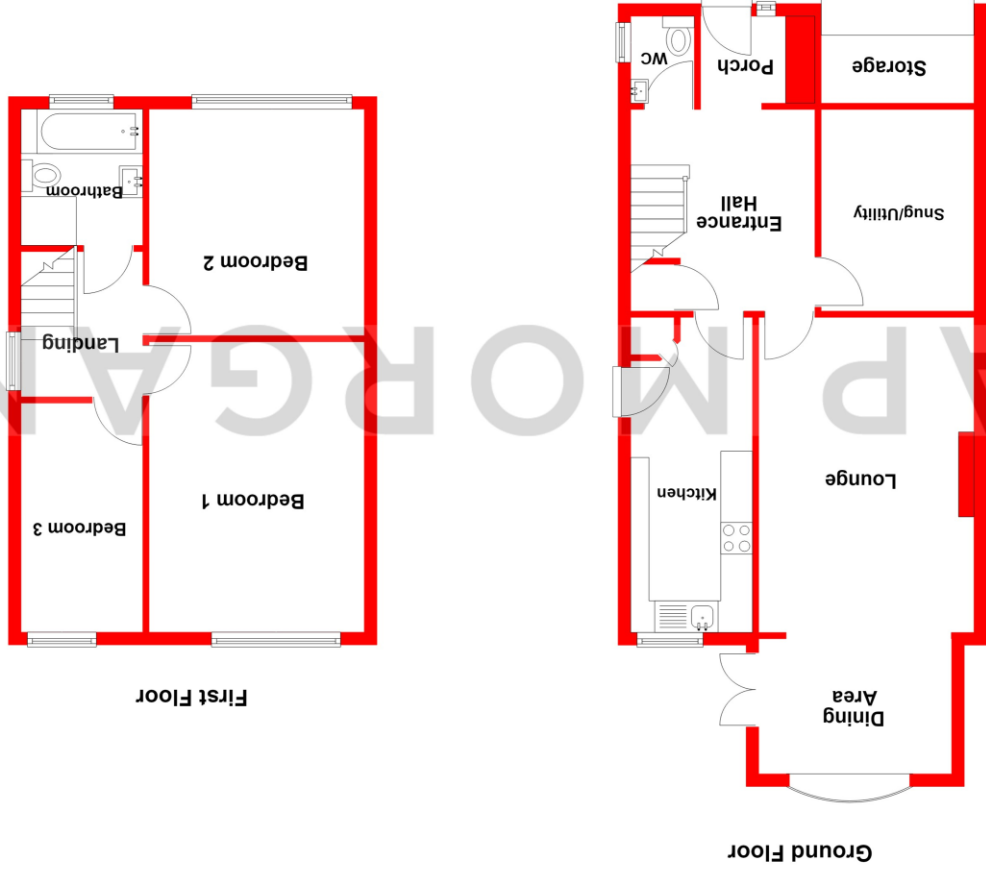
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 105.0 sq. metres (1129.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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. Plan produced using Planlup.

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