



15 Windsor Road, Droitwich, WR9 7BZ

Offers Over £350,000

EPC: C

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LOCATION

From the agents office, Head south east on Victoria Square. Proceed over the roundabout onto St Andrew's Rd and turn right onto the Worcester Rd, B4090, at the next roundabout bear left and continue along the B4090 Worcester Road until you reach the left hand turning into Oakland Ave, then take the 2nd right into York Ave. and then the first left into Windsor Road and the property will be found on your right hand side indicated by the agents for sale board.

ACCOMMODATION

Approached over the driveway, with lawn fore-garden to the left and pathway leads to side gate, garage and porch entrance with door into the hallway

Entrance hall has useful understairs cloaks storage cupboard, stairs rise to first floor landing and doors lead into the kitchen diner and living room

Generous L-shaped living room with door providing access onto the garden and feature fireplace

Kitchen diner with doors into the living room and hall, fitted with a range of wall mounted, base and drawer units, with work surfaces over. Space for free standing appliances and door into the utility room

The utility room is fitted with a range of wall and base units with work surface over, a sink and space for free standing appliances and doors lead into the conservatory, garage and shower room

Shower room is fitted with a shower cubicle and wc.

FIRST FLOOR ACCOMMODATION

LANDING

Having window onto side elevation, door into the airing cupboard, housing the hot water tank and boiler and doors into all bedrooms and bathroom



Bedroom one overlooks the front aspect and has double built in floor to ceiling wardrobes

Bedrooms two and three overlook the rear garden

Family bathroom is fitted with a wc, pedestal wash basin and seated panelled bath/shower enclosure

OUTSIDE REAR GARDEN

Can be accessed from the door from the Living room, door from the conservatory and the side gated access. A paved patio area extends across the rear of the property and round to the side gate. The majority of the garden is laid to lawn with a paved pathway to one side leading to the bottom of the garden. The garden is enclosed with wooden panel fencing and is well established with mature flower, tree and shrub borders.

Integral garage has an electric remote controlled up and over door onto the front drive and door provides access into the Utility room.

GENERAL INFORMATION

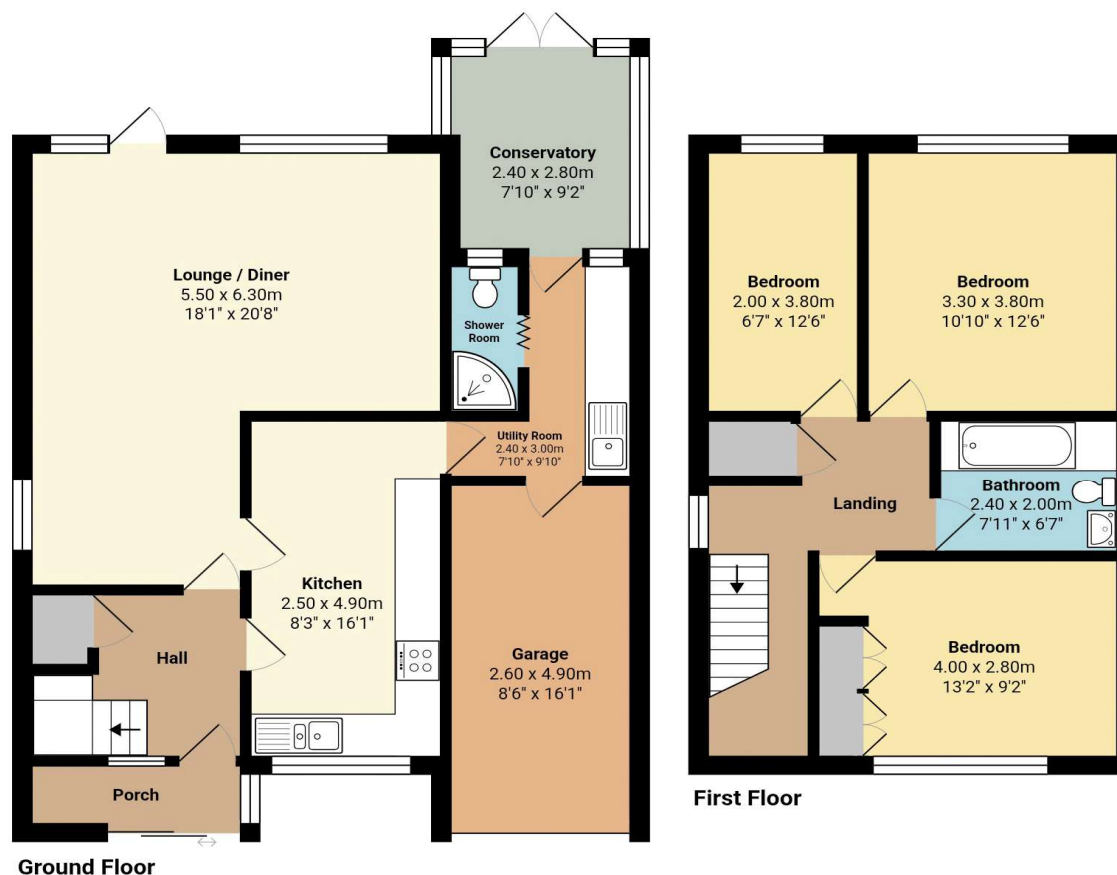
SERVICES All mains services are available. Gas Central heating boiler is located in airing cupboard on the landing and there are Solar panels.

FIXTURES AND FITTINGS only those items mentioned in these particulars are included in the sale. All other items are excluded except for all flooring, blinds and curtains which are also included in the sale and the white goods to include; fridge/freezer, dishwasher, washing machine, tumble dryer and cooker.

TENURE the agent understands the property is Freehold
FURTHER INFORMATION PROVIDED BY THE VENDOR;
LOFT SPACE; central section, boarded in, carpeted and light and power sockets (previous owner had a model railway and there is a ladder for access.
Solar panels on back of roof: owned and Feed in Tariff with Scottish Power - (generates approx£700- £900 pa). The inverter in the loft converts from DC to AC



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Total Approx Area: 104.0 m² ... 1120 ft² (excluding conservatory, garage, porch)

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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