



**14 Monnow Close, Droitwich, WR9 8TF**  
**Offers Over £475,000**

**EPC: C**

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## LOCATION

Head east on Victoria Square then at the roundabout, take the 1st exit onto St. Andrews Rd then turn right onto Worcester Rd, go over the first exit at the next roundabout onto the Worcester Road B4090 then at the next roundabout take the 4th exit onto Celvestune Way, then take the first right hand turn into Monnow Close and the property is located round to the right hand side and on the left at the head of the cul-de-sac indicated by the agents for sale board.

## SUMMARY

- \* Porch entrance with feature windows to each side of the front door and glazed pitched roof and door which provides access into the welcoming hallway
- \* Having useful cloaks storage cupboard, additional storage cupboard with shelving and doors provide access into the garage, all bedrooms, bathroom, kitchen and the living room
- \* Dual aspect L-shaped living room and focal point being the stone style feature fireplace with gas coal effect living flame fire inset
- \* Fitted kitchen with a range of wall mounted and base units with work surfaces over, integral Bosch oven and microwave, five ring gas hob with extractor hood above, integral dishwasher and space for an American fridge freezer. A door provides access into the family/dining room
- \* This additional reception room accessed from the kitchen offers fantastic entertaining space and is currently presented as a family room with an area for a dining table and French doors lead onto the garden
- \* Main bedroom one overlooks and has French doors onto the rear garden and is fitted with a range of floor to ceiling built in fitted wardrobes and a door leads to the en-suite shower room comprising wc, bidet, pedestal wash hand basin and shower cubicle
- \* Bedroom two has fitted wardrobes and a door provides access to the side elevation



- \* Bedroom three is presented as a dressing room with a range of floor to ceiling built in fitted wardrobes

- \* Bathroom is fitted with a white suite comprising panel bath, WC and pedestal wash hand basin

## OUTSIDE

- \* Integral garage has a door leading into the hallway, electric roller style remote door onto front driveway, power, lighting and hatch with pull down ladder provides roof storage space

- \* Approached over a block paved driveway which provides ample parking and leads to the front entrance porch and side gate, the front garden has been beautifully landscaped to feature low maintenance slate style chippings with an abundance of flowers trees and mature shrubs.

- \* The rear garden can be accessed from the side gate and French doors from the family/dining room, main bedroom and door from bedroom two. Beautifully landscaped with low maintenance in mind to feature a block paved patio area which extends across the rear of the property to the paved pathway leading round to the side gate where there is a shed and to the other side of the property where there is an additional shed. A beautiful feature visual focal point/Folly and an abundance of trees and shrub borders and is enclosed by wooden panel fencing and brick walls.

## GENERAL INFORMATION

### SERVICES

All mains services are available. Central heating to radiators is provided by a Worcester Bosch condensing combination gas fired boiler located in the Garage and the garage also houses the functions for the solar panels

### TENURE

The agents understand the property is Freehold.



**14, Monnow Close, Droitwich Spa, WR9 8TF**



**Total Approx Area: 121.0 m<sup>2</sup> ... 1302 ft<sup>2</sup> (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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