

**AP MORGAN**



**TO LET**  
**AP MORGAN**  
01527 910300  
apmorgan.co.uk

**St. Richards Road, Wychbold, Droitwich**  
£1,100 per month

### Features:

- Available now
- Well-extended, four-bedroom, semi-detached house
- Generous plot
- Ground floor extended lounge & bedroom
- Open plan lounge/dining room
- Fitted kitchen & utility/garden room
- Family bathroom & ground floor W/C
- Well maintained gardens with shed & summerhouse
- EPC - D

### Description:

A fantastic opportunity to rent a well-extended, semi-detached family home, situated on a sizable plot. Located within a popular location of Wychbold.

The interior layout of the property briefly comprises; double glazed UPVC porch, entrance hallway with storage cupboard, generous open plan lounge/diner spanning the full length of the house, the fitted kitchen benefits from a range of wall and base cabinets, pantry store, integrated oven with gas hob and extractor hood over. Utility room with access to a ground floor W/C; additional hallway giving access to the ground floor annex extension providing a ground floor bedroom and second reception room with front aspect views.

Moving upstairs the first-floor landing establishes; Bedroom one with built in wardrobe storage, double bedroom two, good-sized bedroom three, family bathroom with corner bathtub and separate shower cubicle, in addition to a separate W/C.

Outside the property sits on an extensive plot with the rear garden mostly being laid to lawn, with a block paved patio area and summerhouse. A side access gate allows entry to the impressive front aspect, incorporating block paved patio area, tarmacked driveway, carport, well-maintained lawn with walled boundaries.

Additional benefits include gas central heating with Worcester Bosh combi boiler, double glazing throughout, insulated loft space and cavity wall insulation.

Situated in a popular location opposite an open green in the small village of Wychbold, offering access to the M5 and A38 for links into Birmingham and Worcester. Local to the property is Webbs garden center, well-regarded schooling, post office and further amenities.



**Details:**

**Porch**

**Entrance Hallway**

**Lounge/Diner** 24'6" x 12' (7.47m x 3.66m)

**Kitchen** 15'2" x 11' (4.62m x 3.35m)

**Utility Room** 5'6" x 8'3" (1.68m x 2.51m)

**Ground Floor W/C**

**Bedroom Four** 9'5" x 8'7" (2.87m x 2.62m)

**Reception Room Two** 9'5" x 12' (2.87m x 3.66m)

**First Floor Landing**

**Bedroom One** 11'10" x 12' (3.6m x 3.66m)

**Bedroom Two** 10'9" x 10' (3.28m x 3.05m)

**Bedroom Three** 8' x 8' (2.44m x 2.44m)

**Bathroom** 7'8" x 7' (2.34m x 2.13m)

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



## 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 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://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.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

