

AP MORGAN



School Road, Wychbold, Droitwich
Offers Over £250,000

Features:

- Well-presented semi-detached home
- Three bedrooms
- Lounge & separate dining room
- Kitchen
- Shower room
- Attractive rear garden
- Block paved driveway
- Garage

Description:

Occupying a popular cul-de-sac location in Wychbold, Droitwich, is this well-presented, three bedroom, semi-detached, family home.

The property is approached via a lawned fore-garden and a good-sized block paved driveway leading to a car port and garage.

Once inside the layout briefly comprises: Porch, hallway, lounge, separate dining room, kitchen, first floor landing, double bedrooms one and two, single bedroom three and a well-presented family shower room.

Moving outside, the property enjoys an attractive rear garden laid to a block paved patio, lawn, greenhouse and timber fenced boundaries with side access gate.

The property is serviced by electric storage heating, has a partly boarded loft space with pull down ladder and fitted power sockets and lighting within the garage.

Situated in the village of Wychbold, the property offers convenient access to the M5 and A38, facilitating easy transportation to Birmingham and Worcester. The local area provides well-regarded schools, a public play area, expansive playing fields, Liberty leisure gym, Webbs garden centre, a post office, convenience store, and various other amenities. There are extensive shopping and retail options available in the towns of Bromsgrove and Droitwich.



Details:

Porch

Lounge 16'6" x 12'9" (5.03m x 3.89m)

Dining Room 10'9" x 7'9" (3.28m x 2.36m)

Kitchen 10'9" x 7'10" (3.28m x 2.4m)

Garage 17'3" x 8'3" (5.26m x 2.51m)

First Floor Landing

Bedroom One 13'1" x 9' (4m x 2.74m)

Bedroom Two 11'6" x 8' (3.5m x 2.44m)

Bedroom Three 10'7" x 6'8" (3.23m x 2.03m)

Shower Room 6'3" x 7'10" (1.9m x 2.4m)

EPC Rating: E

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?

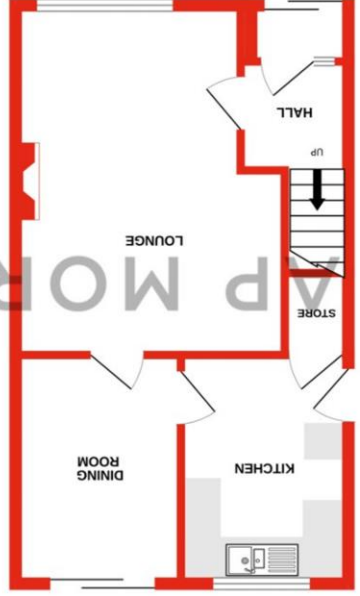
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

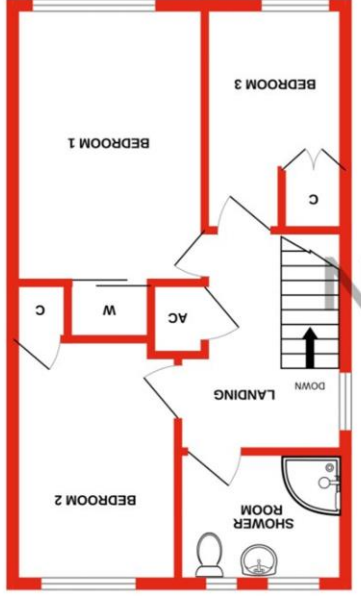
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind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



GARAGE
147 sq ft (13.7 sq m) approx.



GROUND FLOOR
423 sq ft (39.3 sq m) approx.



1ST FLOOR
429 sq ft (39.7 sq m) approx.

TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.
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