

AP MORGAN



Richardson Close, Wychbold, Droitwich
Offers in the region of £350,000

Features:

- Modern detached family home
- Three generous sized bedrooms
- Open plan lounge/dining room
- Stylish fitted kitchen & sunny aspect conservatory
- Modern family bathroom, En-suite & ground floor W/C
- Low maintenance rear garden
- Two car driveway & integral garage
- EPC - D

Description:

Constructed in 2002 is this well-presented, detached, modern family residence is located in a superb location for easy access onto the M5 motorway. The property comprises a reception hallway, a stylish kitchen, a ground floor cloakroom, an open plan sitting/dining room, a conservatory, a master bedroom with an en suite shower room, two further bedrooms, a family bathroom, a single garage, and an enclosed, landscaped rear garden.

Upon arrival, the property is approached over a tarmac driveway providing off-road parking for two vehicles comfortably. The canopy porch with an outside light leads to the double glazed front door into the reception hallway with a door to the garage, a ground floor guest WC, and a door to the stylish fitted kitchen benefitting from a built in oven with five burner gas hob and extractor hood over, spaces for a washing machine, a dishwasher, and a fridge, and a double glazed door to the side.

The sitting/dining room is well-proportioned and features a feature fireplace with a gas fire, television and telephone points, and double glazed doors leading into the bright and spacious conservatory.

Stairs lead from the sitting room lead up to the first floor landing, which in turn has doors radiating off to: The master bedroom with two built-in wardrobes, and access to a modern re-fitted en suite shower room; two further good sized bedrooms, one of which is another double bedroom, and the other is a good-sized single bedroom; and a good-sized family bathroom suite which has a shower over bath.

Externally, the property has a low-maintenance rear garden with a patio area, lower decked area and external lighting. There is a gate to the side giving access to the front of the property. The property also benefits from a single garage with an up-and-over door, light, and power.



Additional benefits include: gas fired central heating, pressurised water system, boarded loft space with fitted ladder, external garden tap, and new fitted to the entrance hall and ground floor W/C.

Overall, this is a fantastic opportunity to acquire a modern family home in a convenient location of Wychbold, Droitwich. The property benefits from having ease of access to Centurion Woods local nature reserve, having good access to Birmingham and Worcester via the M5 (junction 5) and the A38; while Wychbold boasts a well renowned garden centre, local first school and nursery as well as a post office and other amenities.

Details:

Entrance Hallway

Kitchen 13'7" x 7' (4.14m x 2.13m)

Lounge/Diner 11'5" x 19' (3.48m x 5.8m)

Conservatory 12' x 8'8" (3.66m x 2.64m)

Ground Floor W/C 3'1" x 5'9" (0.94m x 1.75m)

Garage 17'8" x 7'11" (5.38m x 2.41m)

First Floor Landing

Master Bedroom 11' (3.35) to front of wardrobes x 14'3" (4.34) max

En-suite Shower Room 6'6" x 7'9" (1.98m x 2.36m)

Bedroom Two 11'3" x 10'1" (3.43m x 3.07m)

Bedroom Three 8' x 8'8" (2.44m x 2.64m)

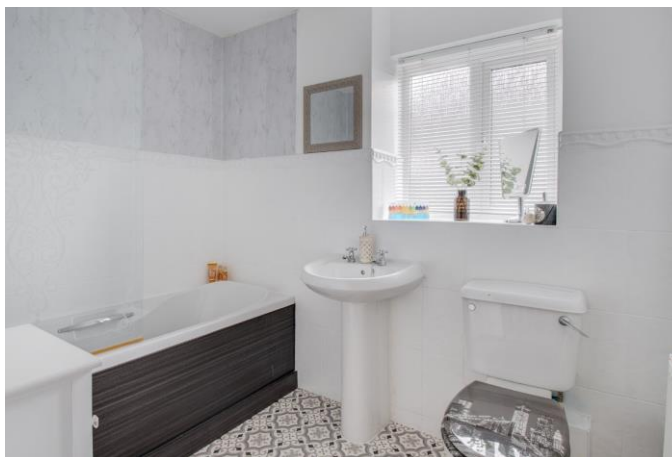
Family Bathroom 8' (2.44) x 9'1" (2.77) max into door

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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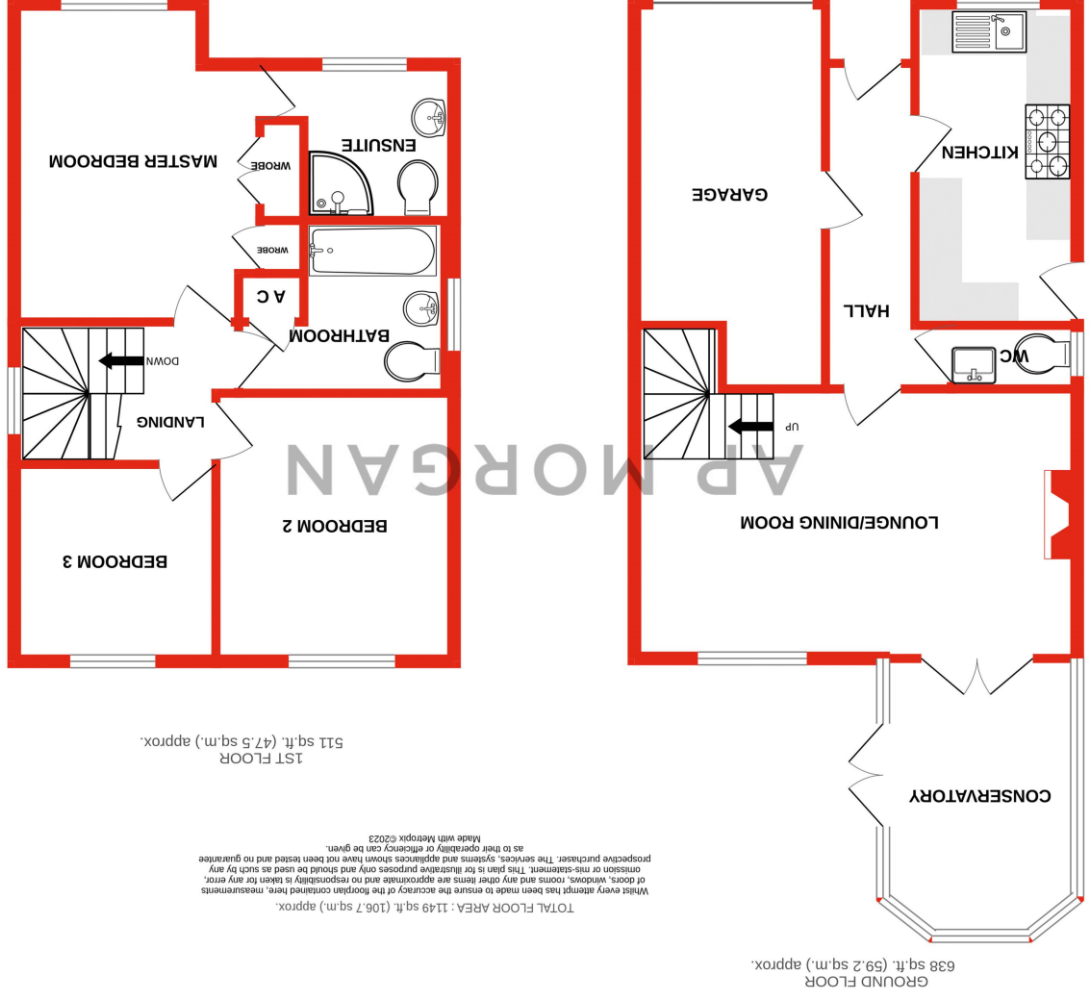
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