

**AP MORGAN**



**Rose Avenue, Droitwich, Worcestershire**  
Fixed Price £350,000

**Features:**

- Generously extended dormer bungalow
- Two double bedrooms both with en-suites
- Lounge with feature log burner
- Open plan family/dining room
- Stylish fitted kitchen
- Family bathroom
- South-Westerly facing garden
- Block paved driveway

**Description:**

A deceptively spacious and generously extended dormer bungalow, boasting two double bedrooms both with en-suites, two reception rooms, private sunny aspect rear garden, and driveway, all situated within a desirable residential location conveniently situated within walking distance of Droitwich Spa Lido Park and local shops and amenities.

The property is set back from the road via a landscaped frontage with fore-garden, and a block paved driveway.

An open canopy porch covers the front door with the welcoming interior briefly comprising of: Entrance hallway, cosy lounge with bow bay window to the front aspect and a feature log burner, impressive open plan family/dining room offering a bright and airy entertaining space with large sliding doors out to the rear, stylish fitted kitchen having a range style cooker, inset sink and built in dishwasher. To complete the ground floor is a double bedroom with large dressing area having fitted wardrobe storage, handy utility space, en-suite shower room, and a unique family bathroom suite having bathtub with feature exposed copper pipe taps.

Rising upstairs the first floor exclusively hosts a substantial double bedroom loft conversion offering an en-suite shower room and storage space.

Moving outside the property enjoys a landscaped sunny aspect rear garden laid to paved patio and timber decking seating areas, large, filtered Koi pond, lawn with well-stocked planted borders, and a timber shed store with fitted power.

Further benefits include: Gas fired central heating and double glazing, side access gate, original 1930's internal doors, outside garden tap and power sockets.

Conveniently located on Rose Avenue, this property is just a short distance from essential amenities such as Waitrose, St. Peter's First School, and Droitwich Spa Lido Park, offering residents easy access to shopping, education, and leisure opportunities.



**Details:**

**Entrance Hall**

**Lounge** 15' (4.57) max into bay x 10' (3.05)

**Open Plan Family/Dining Room** 12' x 23'2" (3.66m x 7.06m)

**Kitchen** 9'3" x 10'6" (2.82m x 3.2m)

**Bedroom Two** 9'10" x 10'6" (3m x 3.2m) Both min

**Dressing Area**

**Utility Area**

**En-suite Shower Room** 6'8" x 5'2" (2.03m x 1.57m)

**Bathroom** 7'9" x 9'9" (2.36m x 2.97m) Both max

**First Floor Landing**

**Master Bedroom** 14' x 15'6" (4.27m x 4.72m)

**En-suite Shower Room** 5'2" x 8'7" (1.57m x 2.62m)



**EPC Rating:** C

**Council Tax Band:** B (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

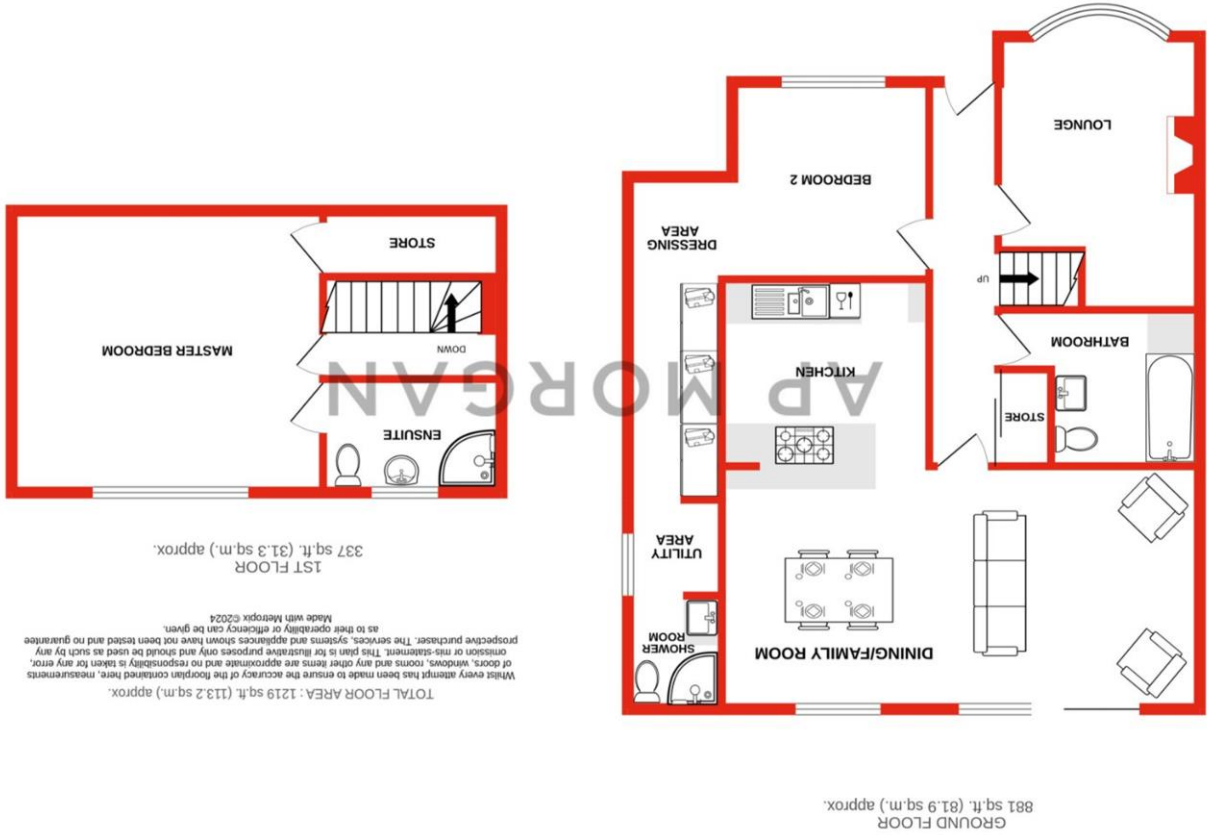
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.



GROUND FLOOR  
881 sq. ft. (81.9 sq. m.) approx.

1ST FLOOR  
337 sq. ft. (31.3 sq. m.) approx.

TOTAL FLOOR AREA: 1219 sq. ft. (113.2 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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