

AP MORGAN



Richardson Close, Wychbold, Droitwich
Offers Over £475,000

Features:

- Modern detached family home
- Popular cul-de-sac location
- Four good-sized bedrooms
- Spacious lounge, snug & conservatory
- Modern open plan kitchen/dining room
- Modern family bathroom, En-suite & ground floor W/C
- Enclosed sunny aspect rear garden
- Two car driveway & garage store

Description:

Constructed in 2002 is this well-presented, four-bedroom, detached, modern family residence, located in a superb location for easy access onto the M5 motorway and local nature reserve.

Situated in a sought-after cul-de-sac, this well-presented four-bedroom detached family home offers generous living space, modern features, and a well-maintained sunny aspect rear garden.

Upon entering, a welcoming hallway provides access to a spacious lounge, complete with a bay window and feature gas fire, creating a cosy yet stylish living area. The heart of the home is the impressive open-plan, wrap-around kitchen/dining room. The kitchen is well-equipped with integrated double ovens, a dishwasher, a five-ring electric hob, and space for an American-style fridge/freezer, making it a perfect space for entertaining. A separate snug provides an additional reception room, ideal for a home office or relaxation space. A ground-floor W/C and a utility room add further convenience.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are serviced by a modern family bathroom.

Externally, the sunny rear garden is laid to lawn with a paved patio area, enclosed by fenced boundaries, with a side access gate leading to the front. The driveway provides ample parking for multiple vehicles and leads to a garage store with a remote-operated roller shutter door.

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 Hall

Guest W/C

Lounge 6.09 x 3.59 Max into bay

Kitchen 6.21 x 3.20 Max

Dining Area 2.87 x 3.59

Conservatory 2.87 x 3.01

Snug 3.56 x 2.51

Utility Room 1.5 x 2.51

Garage Store 3.48 x 2.51

Master Bedroom 5.08 x 3.59 Both max

En-suite 1.48 x 3.17

Bedroom Two 3.50 x 3.43 Both max

Bedroom Three 3.52 x 2.74

Bedroom Four 2.56 x 2.10 Both max

Family Bathroom 1.7 x 3.3

EPC Rating: To be confirmed

Council Tax Band: F (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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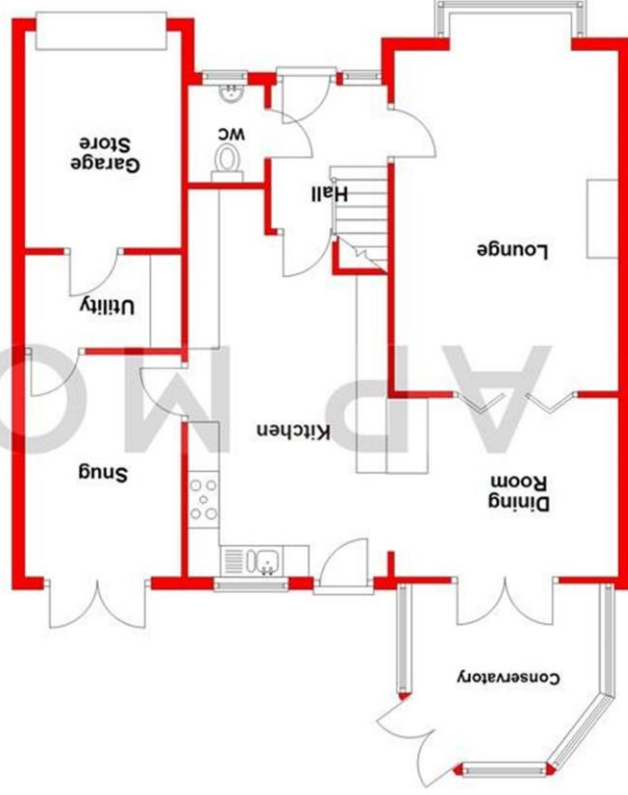
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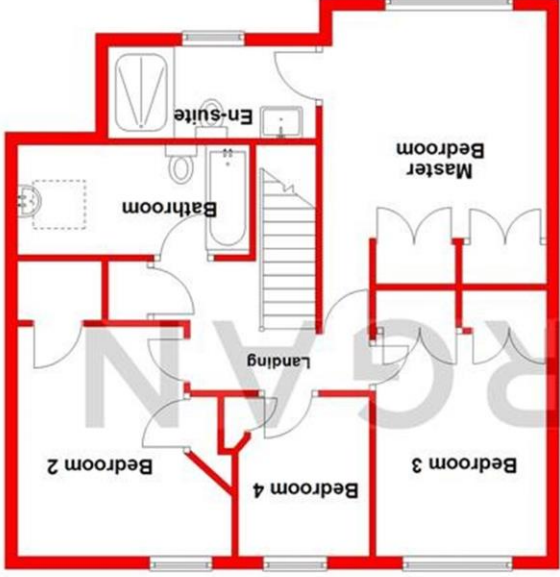
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Ground Floor
Approx. 942.4 sq. feet



First Floor
Approx. 726.2 sq. feet



Total area: approx. 1668.7 sq. feet

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. Plan produced using Planlup.

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