



**AP MORGAN**

**Rashwood, Droitwich, Worcestershire**  
Offers Over £250,000

## Features:

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## Description:

This freehold semi-detached house is situated between Wychbold and Droitwich being convenient for the facilities of both and being close to junction 5 of the M5 motorway. Offers comfortable and spacious bedrooms, plenty of storage and a private garden.

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The ground floor comprises: A large living room featuring a fireplace, kitchen with fitted oven and plenty of counter space, a large conservatory leading into the rear garden and a comfortable office. The ground floor also features a large shower room and separate w/c.

The first floor comprises:

A substantial integrated storage room with 4 separate wardrobes. Bedroom 1 is a double and features plenty of space for freestanding furniture. Bedroom 2 is also a double with space for free standing furniture.

To the rear of the property is an initial paved patio area with space for outdoor furniture, with steps leading up to the rear gate and low maintenance private garden.

## Details:

**Entrance Hall** 7'5" x 7'7" (2.26m x 2.3m)

**Living Room** 12'5" x 12'9" (3.78m x 3.89m) Both Max

**Kitchen** 11'9" x 10'4" (3.58m x 3.15m) 10'4" Max

**Bathroom** 8'1" x 6'11" (2.46m x 2.1m)

**W/C** 3'5" x 6' (1.04m x 1.83m)



**Conservatory** 11'9" x 10'3" (3.58m x 3.12m)

**Office** 6'4" x 6'10" (1.93m x 2.08m)

**Bedroom 1** 9' x 12'10" (2.74m x 3.9m) Both Max

**Bedroom 2** 11' x 9'3" (3.35m x 2.82m) Both Max

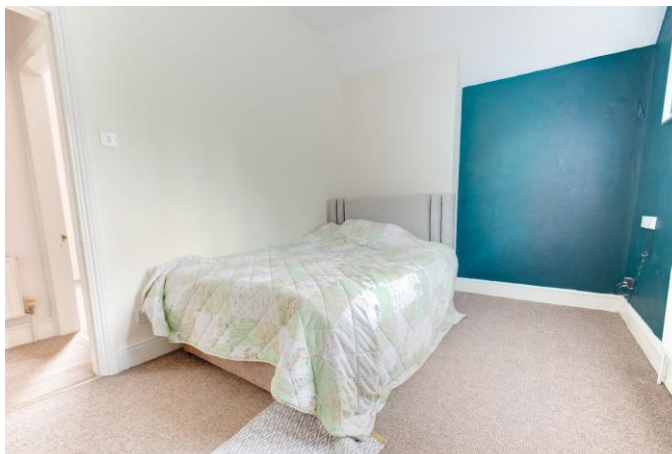
**Bedroom 3** 3'3" x 5'7" (1m x 1.7m) Both To Wardrobes

**EPC Rating:** F

**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.



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Property to sell?

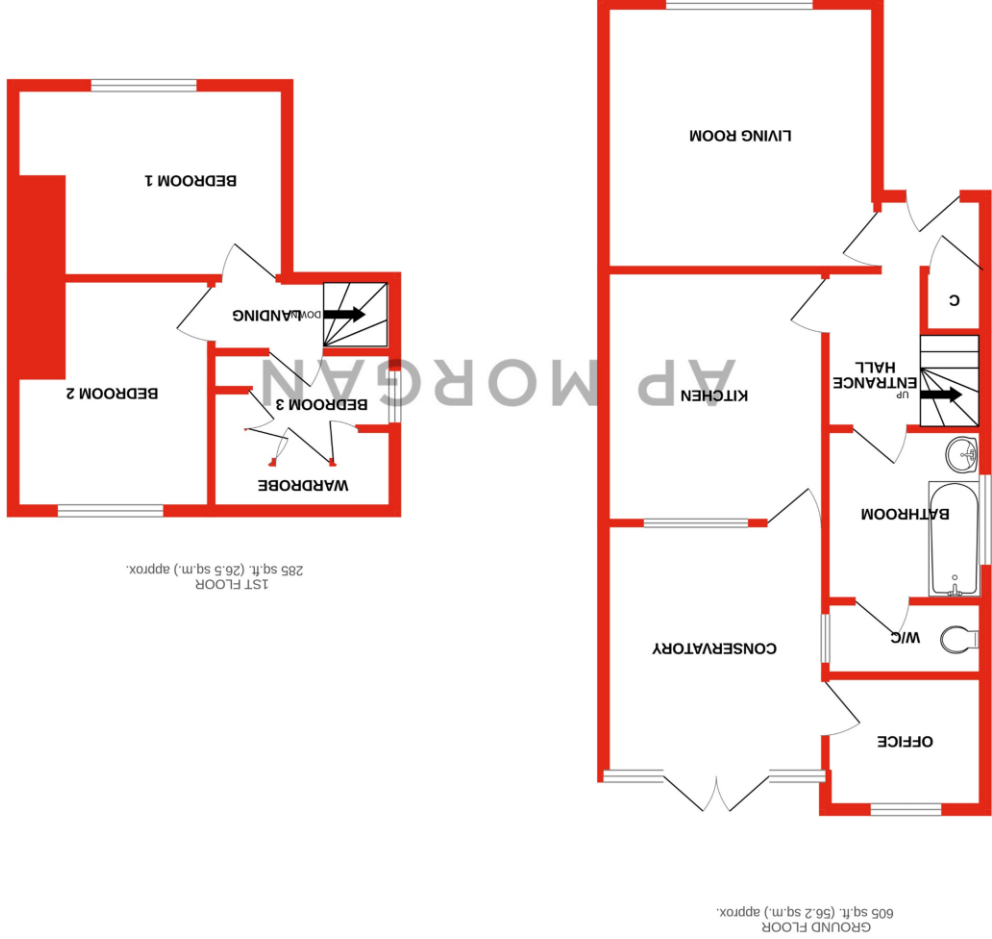
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