

AP MORGAN



Severndale, Droitwich, Worcestershire
Offers in the region of £280,000

Features:

- Detached three bedroom family home
- Generous corner plot in cul-de-sac location
- Dual aspect lounge
- Stylish fitted kitchen/diner
- Family bathroom
- Generous rear garden with garden office
- Garage and block paved driveway
- Local amenities & rail links

Description:

Situated on a generous corner plot in a sought-after cul-de-sac within the historic town of Droitwich Spa, this three-bedroom detached family home features a driveway, garage, and a unique garden office pod, fully equipped with underfloor heating, electrics, and Wi-Fi.

This well-presented property enjoys an elevated position at the end of a quiet cul-de-sac, approached via a block-paved driveway leading to a garage, with steps ascending to the composite front door.

The inviting interior briefly comprises an entrance hallway with an under-stairs storage cupboard, a dual-aspect lounge featuring a front window and French doors opening to the rear garden, and a stylish fitted kitchen/diner equipped with a range of units and integrated appliances, including an oven, gas hob, and extractor hood.

Rising to the first floor, the landing provides access to a spacious dual-aspect double bedroom one, a second double bedroom, a single bedroom, and a modern three-piece family bathroom suite with a shower over the bath.

Externally, the property boasts a spacious rear garden offering excellent potential for extension (subject to planning permission). The garden is mainly laid to lawn, complemented by a paved patio seating area and a garden pod office, fully equipped with underfloor heating, electricity, and Wi-Fi, making it ideal for remote working.

The property is conveniently located within 1.5 miles of Droitwich Railway Station and town centre, with numerous



schools, open countryside, and motorway access nearby. Additionally, it is well-positioned for access to the highly regarded independent schools: RGS, Kings, and The Bromsgrove School.

Details:

Entrance Hall

Lounge 15'3" x 10'10" (4.65m x 3.3m)

Kitchen/Diner 9'6" x 14'6" (2.9m x 4.42m)

First Floor Landing

Bedroom One 15'4" x 8'8" (4.67m x 2.64m)

Bedroom Two 9'3" x 10'1" (2.82m x 3.07m) Both max

Bedroom Three 9'3" x 6'7" (2.82m x 2m)

Bathroom 6'8" x 5'5" (2.03m x 1.65m)

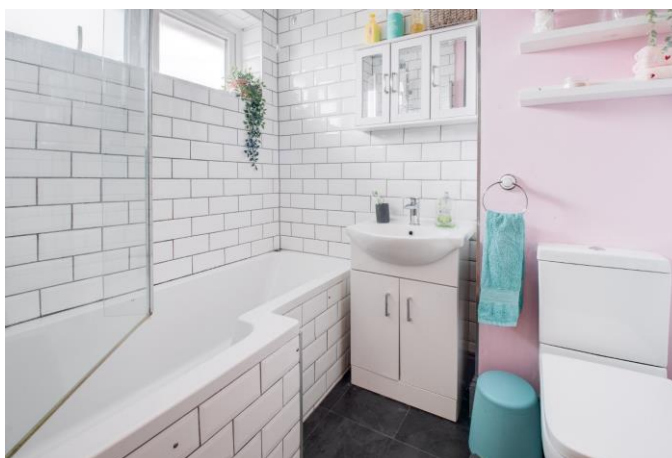
Garage 17'8" x 8'10" (5.38m x 2.7m)

EPC Rating: C

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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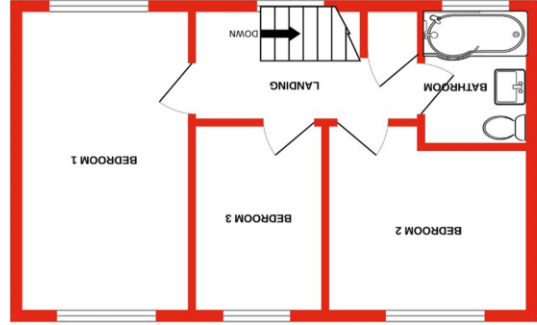
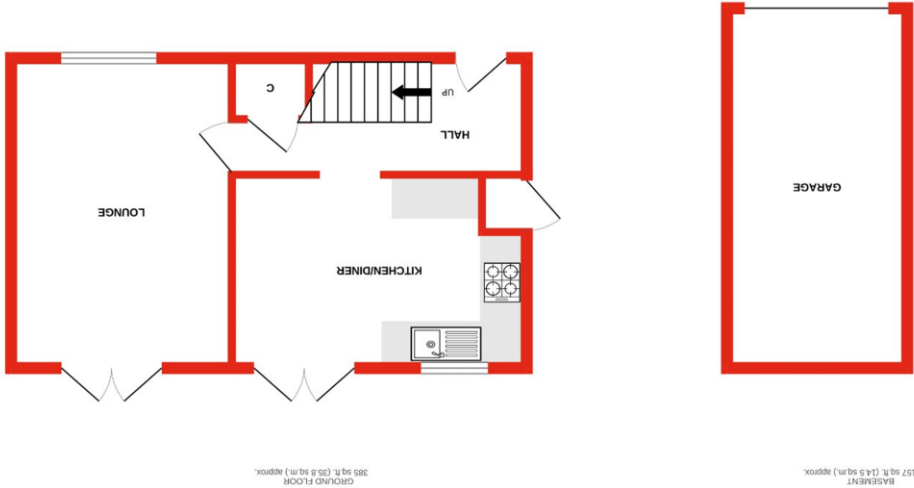
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TOTAL FLOOR AREA : 927 sq.ft. (86.2 sq.m.) approx.

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