

**AP MORGAN**



**Worcester Road, Wychbold, Droitwich**  
Offers in the region of £400,000



**Features:**

- Vastly extended and re-furbished semi-detached house
- Four good-sized bedrooms
- Impressive open plan kitchen/dining/family room
- Attractive lounge
- Ground floor w/c & utility room
- Re-fitted family bathroom & en-suite to master
- Large enclosed rear garden & driveway
- Additional shared driveway leading to double garage at rear

**Description:**

An excellent opportunity to purchase this beautifully presented and generously extended four-bedroom semi-detached family home, situated on a sizeable plot and offering excellent potential for further extension (subject to the relevant permissions). The property occupies a popular location in Wychbold, Droitwich, ideally positioned for easy access to the M5—perfect for commuters.

The property is approached via a gravelled driveway to the front, with an additional shared driveway to the left-hand side leading to a private timber-framed double garage at the rear.

Inside, the beautifully presented and well-proportioned accommodation briefly comprises an enclosed porch leading into the hallway, a bright lounge with an understairs storage cupboard, and access through to the heart of the home—an impressive open-plan kitchen/dining/family room. This space features a comprehensive range of fitted shaker-style units, a central island with breakfast bar, and integrated appliances including a larder-style fridge and freezer, dishwasher, electric hob, oven, and grill. The generous dining area is ideal for entertaining and boasts large bi-fold doors that open out onto the rear garden, perfect for indoor-outdoor living in warmer months. Completing the ground floor layout is a separate utility room with work surfaces, space for a tumble dryer, plumbing for a washing machine, a ground floor WC, and an additional reception room, ideal as a home office or playroom.

Upstairs, the spacious first-floor landing gives access to a sizable master bedroom suite with built-in wardrobes and a modern en-suite shower room, a large second double bedroom, two further well-proportioned bedrooms, and a modern re-fitted family bathroom featuring a freestanding clawfoot bath.

Outside, the property enjoys a stone-paved patio seating area with an external power socket, a generous lawn with a mature tree, and a pathway leading to a rear access gate to the detached double garage.

The property is situated in a desirable location close to local amenities, including a shop/post office, eateries, community facilities, Wychbold First & Nursery School, local parks, and scenic countryside walks. It also offers convenient access to Junction 5 of the M5 motorway, as well as nearby towns such as Droitwich, Worcester, and Bromsgrove. The A38 provides a direct route past Chateau Impney into Droitwich town centre, offering a





range of independent shops, pubs, a theatre, and the historic Droitwich Lido.

**Details:**

**Porch**

**Hall**

**Lounge** 4.08 x 4.05

**Kitchen/Dining/Family Room** 6.64 x 5.04 Both max

**Play Room** 2.98 x 3.89 Both max

**Utility Room** 2.61 x 2.23

**Ground Floor W/C** 0.85 x 2.23

**Detached Double Garage** 4.94 x 5.89

**First Floor Landing**

**Master Bedroom** 3.90 x 4.60 Both max

**En-suite** 1.05 x 2.11

**Bedroom Two** 3.47 x 2.98 Both max

**Bedroom Three** 3.44 x 2.43

**Bedroom Four** 3.64 x 1.80 Both max

**Family Bathroom** 2.53 x 1.96

**EPC Rating:** D

**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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