

AP MORGAN



Godwin Close, Copcut, Droitwich
Offers in the region of £230,000

Features:

- Modern mid-terraced house
- Desirable cul-de-sac location
- Two allocated parking bays
- NHBC warranty
- Two double bedrooms
- Modern bathroom & ground floor w/c
- Fitted kitchen/diner & lounge
- Low maintenance rear garden

Description:

Situated in a desirable cul-de-sac location is this modern and well-presented mid-terraced home, constructed in 2018 and benefiting from the remaining NHBC warranty. The property offers two double bedrooms and two allocated parking spaces to the front. It is located on a highly sought-after residential estate near the historic town of Droitwich Spa, set amidst the picturesque Worcestershire countryside.

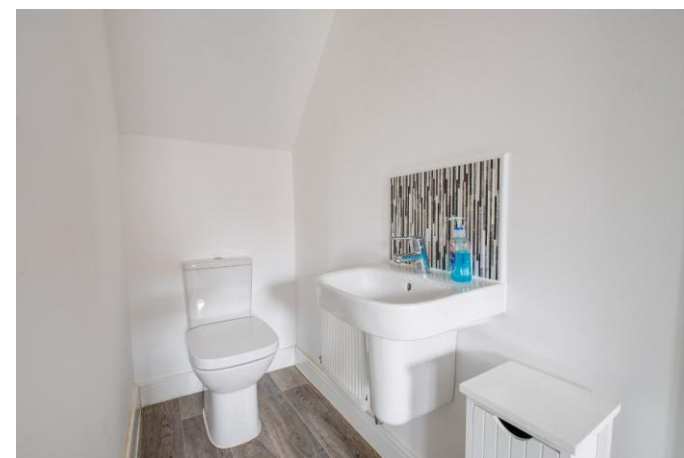
The property is approached via two off-road parking bays directly in front of the house, along with an open canopy porch over the front door.

Inside, the well-maintained layout briefly comprises: entrance hallway, lounge, and a modern open-plan kitchen/diner featuring a range of fitted wall and base units, an integrated oven with gas hob over, and a ground floor guest WC.

Upstairs, the first-floor landing gives access to two well-proportioned double bedrooms, both with built-in storage, and a three-piece family bathroom suite with a shower over the bath.

Outside, the rear garden is low maintenance and well presented, comprising paved patio seating areas, artificial lawn, timber fenced boundaries, and a rear access gate for bin storage.

Further benefits include gas-fired central heating, double glazing throughout, and remaining NHBC warranty.



The property is ideally located near a local play park, a new Sainsbury's convenience store, open countryside, and well-regarded schools. Leisure and shopping facilities can be found in nearby Droitwich, while the cathedral city of Worcester lies just 9 miles away. Excellent transport links via the M5 motorway (Junctions 5 and 6) offer swift access to Birmingham, the West Midlands, Bristol, the South West, London, and the South East via the M42/M40.

Details:

Entrance Hall

Lounge 4.73 x 2.86

Kitchen/Diner 3.32 x 3.87

Ground Floor W/C 1.82 x 0.91

Bedroom One 2.86 x 3.89 Both max

Bedroom Two 2.80 x 3.66 Both max

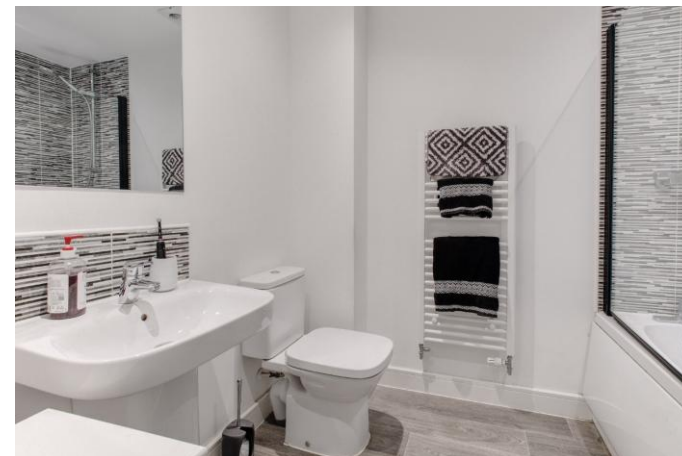
Bathroom 2.28 x 1.78

EPC Rating: B

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.



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Property to sell?

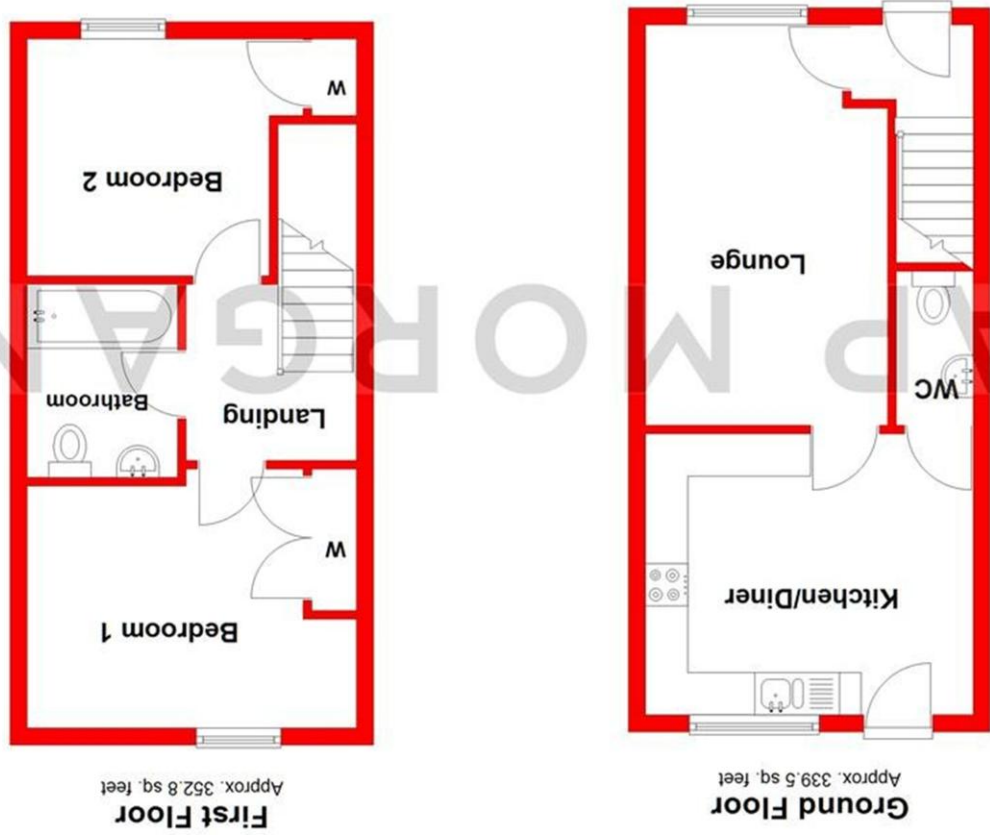
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Total area: approx. 692.3 sq. feet

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Plan produced using PlanUp.

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