

**AP MORGAN**



**De Wyche Road, Wychbold, Droitwich**  
Offers in the region of £140,000



**Features:**

- Offered with no onward chain
- Spacious ground floor maisonette
- Two double bedrooms
- Large lounge
- Fitted kitchen
- Private enclosed rear garden
- Parking to the left hand side
- Additional communal car park opposite

**Description:**

Offered with no onward chain, this spacious two-bedroom ground floor maisonette is located in a popular residential area of Wychbold.

The property is set back behind a lawned frontage, with a pathway leading to the front door.

Once inside, the well-proportioned accommodation comprises an entrance porch opening into a generous lounge with a feature fireplace and front-facing window. An inner hallway provides access to two built-in storage cupboards, a fitted kitchen with integrated appliances, two double bedrooms, and a shower room.

To the rear, the property enjoys a good-sized private garden with side access gate.

We are advised the lease has approximately 81 years remaining, with an annual service charge of around £596.69, which includes buildings insurance.

The maisonette is conveniently located just over three miles from Droitwich Spa train station, offering links to Worcester and Birmingham, and is ideally placed for access to the M5 and M42. Nearby amenities include well-regarded schools, a public play area, Liberty Leisure gym, Webbs Garden Centre, local shops, a post office, and other everyday conveniences.





**Details:**

**Porch**

**Lounge** 5.42 x 3.80 Both max

**Kitchen** 2.59 x 2.65

**Bedroom One** 3.60 x 3.44

**Bedroom Two** 3.80 x 2.65

**Shower Room** 1.70 x 1.88



**EPC Rating:** F

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

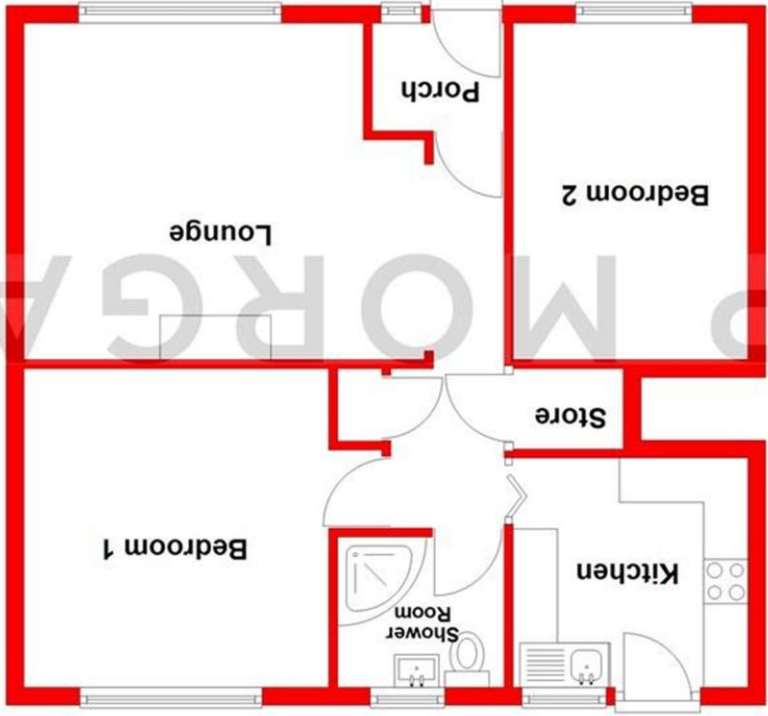
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Ground Floor

Approx. 59.7 sq. metres (642.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 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 misstatement. 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 PlanUp.

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