



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

35 Ledwych Road, Droitwich, Worcestershire. WR9 9LA
£315,000

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A stunning and much improved four bedroom end terraced family home, situated within the popular town of Droitwich.

Accommodation briefly comprises: Entrance Hall, Living Room, Dining Room and spacious Kitchen/Breakfast Room. On the first floor: Four Bedrooms and Shower Room.

Outside: To the front is generous driveway. To the rear is enclosed private garden and access out to en-bloc single Garage.

LOCATION:

The property is situated in the popular town of Droitwich, offering several amenities including shops, pubs, restaurants and cafes, as well as the much loved historic Droitwich Spa Lido and park. The property also benefits from easy access to motorway links and Droitwich Railway Station, giving direct rail access to Birmingham.

Kitchen / Breakfast Room: - 7.16m x 3.68m (23'6" x 12'1")

Living Room: - 4.7m x 3.02m (15'5" x 9'11")

Dining Room: - 3.68m x 2.84m (12'1" x 9'4")

Bedroom 1: - 3.99m x 3.23m (13'1" x 10'7")

Bedroom 2: - 3.76m x 2.82m (12'4" x 9'3")

Bedroom 3: - 4.17m x 2.54m (13'8" x 8'4")

Bedroom 4: - 2.82m x 2.59m (9'3" x 8'6")

Shower Room: - 2.59m x 1.35m (8'6" x 4'5")

Garage: - 4.98m x 2.62m (16'4" x 8'7")





Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Beautifully presented family home
- 2 Reception Rooms
- Spacious Kitchen/Breakfast Room
- 4 Bedrooms
- Generous driveway
- Single Garage
- Enclosed rear garden
- Close proximity to Droitwich town centre
- Easy motorway links
- Council Tax Band: B

