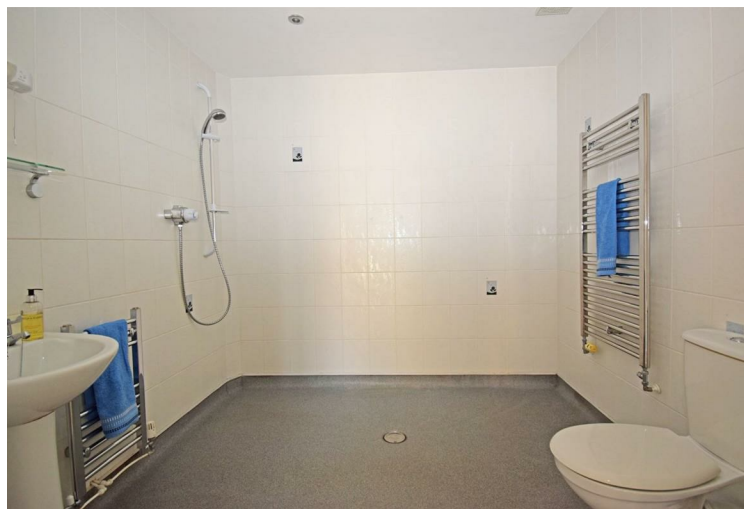


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



Allan Morris

estate agents



23 Clayhall Road, Droitwich, Worcestershire, WR9 7RT

This semi-detached bungalow is situated in a desirable cul-de-sac, convenient for the facilities of the town centre and has well appointed accommodation, good off-road parking and a rear garden that has been landscaped for ease of maintenance.



Price £269,950 'No Upward Chain'

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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- **Semi-detached bungalow**
 - **Two bedrooms**
 - **Large en suite wetroom**
 - **Reception hall**
 - **Utility & Toilet**
- **Living room**
 - **Fitted kitchen**
 - **PVC double glazing**
 - **Gas-fired central heating**
 - **Low maintenance garden**

The property more particularly comprises:

An obscure double glazed front door opening to the RECEPTION HALL having double doors to the living room, doors to both bedrooms and utility/toilet, laminate wood flooring, radiator, three inset ceiling spotlights and an access hatch with a pull-down ladder to the PART BOARDED LOFT housing the 'Worcester' gas-fired combination boiler, installed in 2008.

UTILITY / TOILET 6'5" x 5'9" (1.96m x 1.75m)

(Measurements include suite & worktop) having a white low flush w/c and pedestal wash hand basin with tiled splashback. A worktop surface across one wall with fitted washing machine and condensing tumble dryer below. Tiled flooring, obscure double glazed window to side, towel rail radiator, extractor fan and a ceiling light point.

LIVING ROOM & FITTED KITCHEN

LIVING ROOM AREA 16'8" x 9'3" < 11'1" (5.08m x 2.82m < 3.38m)

Having a double glazed window to front, radiator, laminate wood flooring, t.v. aerial point, telephone point, two ceiling light points and opening into:

FITTED KITCHEN AREA 8'9" x 8'7" (2.67m x 2.62m)

(Measurements include units) having contemporary base and wall units with concealed lighting over worktop surfaces, single bowl/single drainer sink with vegetable preparation bowl and waste disposal unit, integrated dishwasher and fridge/freezer, built-in electric oven and four ring ceramic hob with an integrated cookerhood over. Part tiled walls, tiled flooring, double glazed window to front and four inset ceiling spotlights.

BEDROOMS ONE 13'0" x 11'0" < 12'0" (3.96m x 3.35m < 3.66m)

Having a double glazed window to side, double glazed window with a French door opening to the rear garden, laminate wood flooring, radiator, t.v. aerial point, six inset ceiling spotlights and double doors opening to:

EN SUITE WETROOM 8'0" x 7'3" (2.44m x 2.21m)

(Measurements include suite) having white low flush w/c and pedestal wash hand basin, shower area, sealed floor with drain, tiled walls, two chrome towel rail radiators, wall mounted vanity light with shaver socket, extractor fan and two inset ceiling spotlights.

BEDROOM TWO 10'8" x 8'8" (3.25m x 2.64m)

Having two double glazed windows to rear, radiator, laminate wood flooring, t.v. aerial point and four inset ceiling spotlights.

OUTSIDE

PARKING

The bungalow is approached over a tarmac drive providing off-road parking for up to three cars.

GARDENS

The bungalow stands behind a lawn and gravel bed, with a water tap and wall light point. A gate opens to a paved pathway along the side to the rear garden, which has been laid to paving and gravel for ease of maintenance, with an outside power point and wall light point. There are raised beds and a raised ornamental pond, timber shed and a decked ramp leading up to the decked terrace to the rear of bedroom one, having two outside power points and two wall light points.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: C

(Wychavon District Council)

EPC RATING: C

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre, take the B4090 Worcester Road and turn left at the traffic lights into Tagwell Road. Take the second turning on the right into Newland Road, then left at the junction continuing along Newland Road. At the end of the road, turn left into Primsland Way, then second left into Brantwood Road and first right into Clayhall Road, where the property will be found on the left, as indicated by the agent's 'for sale' board.

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