



Blackfriars Avenue, Droitwich

Asking Price: £325,000

- Three-bedroom semi-detached house
Renovated throughout
- Lounge with feature fireplace
- Kitchen with integrated appliances
- Dining/family room with French doors to the garden
- Enclosed rear garden
- Garage and driveway
- Freehold property with no onward chain
- Popular residential location close to the town centre and train station

**Nigel Poole
& Partners**

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****RENOVATED THREE BEDROOM SEMI DETACHED HOUSE IN DROITWICH SPA**** Entrance hall; lounge and open plan kitchen/dining/family room with French doors into the garden. Bathroom with a separate w.c. and three bedrooms. Garage and driveway. Low maintenance garden with mature planting. The historic, charming, canal-side town of Droitwich Spa is surrounded by beautiful Worcestershire countryside and has a great range of amenities. Well known for the Lido- Midland's finest outdoor pool, and popular guided town walks. Ideally located within a short distance to the motorway and the train station having direct lines to Birmingham and London. **NO ONWARD CHAIN.**

Information:

Since marketing the property it transpires the rear extension does not have building regulations and has been built over a drain.

The vendor is investigating whether retrospective building regulations can be obtained and a 'build over' agreement with Severn Trent.

Front

Driveway with parking for several vehicles. Laid to lawn with flower beds. Access to the side door and rear garden.

Entrance Hall

Door to the living room. Stairs rising to the first floor. Radiator.

Lounge 14' 1" x 10' 5" (4.29m x 3.17m) Max

Double glazed window to the front aspect. Open fire place with the option of a gas fire. Radiator.



Kitchen 12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to the rear aspect. Wooden door with obscure glazing to the side aspect. Wall and base units with wood effect worksurface and breakfast bar. Stainless steel sink with mixer tap. Integrated electric oven, gas hob and extractor fan. Space and plumbing for washing machine and tumble dryer. Space for a fridge freezer. Door to under stairs cupboard. Radiator.

Dining/Family Room 20' 6" x 9' 6" (6.24m x 2.89m)

Double glazed window to the side and rear aspect. Double glazed French doors to the garden. Steps down to the family room. Radiator.

Landing

Storage cupboard. Access to the loft.

Bedroom One 14' 0" x 10' 6" (4.26m x 3.20m)

Double glazed window to the front aspect. Radiator.

Bedroom Two 14' 2" x 8' 11" (4.31m x 2.72m) Min

Double glazed window to the front aspect. Radiator.

Bedroom Three 11' 9" x 11' 11" (3.58m x 3.63m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

W.C. 4' 5" x 2' 11" (1.35m x 0.89m)

Obscure single glazed window to the side aspect. Low level w.c.

Bathroom 5' 10" x 6' 2" (1.78m x 1.88m)

Obscure double glazed window to the rear aspect. Pedestal hand wash basin. Panelled bath with mixer tap and shower. Radiator



Garden

Low maintenance rear garden laid to lawn with mature trees and borders.

Garage 17' 7" x 8' 5" (5.36m x 2.56m)

Up and over door. Wooden door and single glazed window to the side aspect. Gas fired Baxi boiler.





Tenure: Freehold

Council Tax band: D

Mobile and Broadband Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR9 8RH

Droitwich

Droitwich Spa is an historic spa town in the Wychavon district in northern Worcestershire, on the River Salwarpe. It is located approximately 22 miles south-west of Birmingham and 7 miles north-east of Worcester. The town is served by direct bus and rail connections to Worcester and Birmingham including all interim stops in between. The high street itself boasts an array of independent shops; restaurants/ cafes; well-known Lido, Midland's finest outdoor pool, and popular guided town walks.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Floorplan to follow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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