



22A Miller Street,
Droitwich
WR9 8HL

G HERBERT
BANKS

EST. 1898

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Situation

The property is situated in a sought after cul de sac position within walking distance of Droitwich Town Centre and Droitwich Spa Hospital. It is approximately 5 minutes' walk from Droitwich Train Station, offering direct services to Birmingham (35 Minutes) and Worcester (9 minutes); while also providing ease of access to major road networks, including the M5 for commuting and travel further afield.

Description

Benefiting from block paved driveway and parking for 2 vehicles, the property comprises: entrance: entrance hallway giving off to a ground floor W/C; stylish fitted kitchen benefiting from built in fridge/freezer, dishwasher, inset sink and range style cooker; separate utility room; spacious open plan living/dining room; and a generously sized conservatory to the rear.

The accommodation is described in more detail as follows:-

A part glazed Entrance door leads into the **ENTRANCE HALL** with stairs leading up to the landing. Under stairs cupboard which houses fibre internet connection and network cabling to all rooms. Doors to;

Utility Which houses the Worcester Bosch gas combination heating boiler, 'Belfast' sink, undercounter space for washing machine and condenser drier. From the Hall a door leads to;

RECEPTION ROOM 19'9 x 12'0 (6.02m x 3.65m) This is a spacious room with wooden flooring, spot and pendant lighting, a sliding door leading to the conservatory, benefitting from having multimedia sockets with ethernet ports and satellite/terrestrial points on each side of the room.

Conservatory 9'0 x 16'9 (2.74m x 5.10m) A spacious room with multimedia point and double doors leading to the rear garden.

Kitchen Breakfast 16'4 x 7'6 (4.97m x 2.28m)

Comprising a comprehensive range of wall and base cupboards, one separate 3 drawer stack, worktops, sink unit and mixer tap, range cooker, breakfast bar, tiled splash backs, built in Bosch dishwasher and fridge-freezer, radiator, tiled floor, under-cupboard lighting, multimedia points.

Ground Floor W/C small wash basin with cupboard below, low level WC and heated towel rail/radiator.

Returning to the Entrance Hall, stairs lead up to the Landing with doors off to

BEDROOM ONE 10'8" x 12'11" (3.25m x 3.93m) With double glazed window to rear, radiator, ceiling light point, multi-media point, door to **en-suite** shower room.

En-Suite 6'4" x 5'10" (1.93m x 1.78m) Comprising 90x90cm shower cubicle with rain shower, wash hand basin and vanity unit, WC, obscure double-glazed window to rear, heated towel rail/radiator, vinyl flooring, spotlights.

BEDROOM TWO 11'11" max x 11'6" max (3.63m x 3.50m) With double glazed window to front, radiator, ceiling light point, multi-media point.

BEDROOM THREE 14'10" x 7'9" max (4.52m x 2.36m) With double glazed window to front, radiator, ceiling multi-media point, built in wardrobe with rails.

FAMILY BATHROOM with white suite comprising P-shaped bath with rain shower over bath and glass panel, WC, large wash basin and vanity unit, heated towel rail/radiator, spotlights, and tiled walls.

Storage Cupboard with full-size door, power socket and 4 slatted shelves.

Outside

Side Entry

A gate on the right-hand side and pathway leads to the rear garden benefitting outside socket and tap.

Rear Garden

A private and enclosed rear garden with paved terrace, lawn, garden shed with electric sockets and fencing to all sides.

Benefits

Recently refurbished. Additional 200mm of roof insulation fitted since EPC issued. Fibre speeds up to 900 Mbps* with all rooms having media points for Ethernet and combined satellite and terrestrial TV.

General Information

Services

Mains Water, Gas and Electricity are connected to the property. The tenant will be responsible for setting up their own accounts with the relevant utility companies and the local authority for council tax. Telephone subject to British Telecom transfer regulation; connection charges may apply.

Local Authority

Wychavon District Council Tel: 03004 560560

Viewing

Via the Sole Agent's Great Witley Office
Office Tel: 01299 896968.



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