

**AP MORGAN**



**Rabbit Croft, Droitwich, Worcestershire**  
Offers Over £280,000

**Features:**

- Three double bedrooms
- Spacious lounge
- Generous kitchen
- Ground floor WC
- En-suite shower room
- Family bathroom
- Low maintenance rear garden
- Off-street parking for multiple vehicles

**Description:**

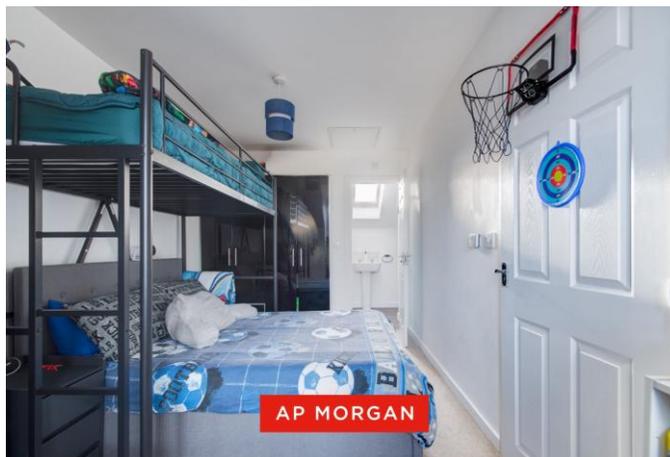
This beautifully presented, three-bedroom, mid-terraced property in Droitwich presents a spacious lounge, generous kitchen, ground floor WC, en-suite shower room, family bathroom, a low maintenance rear garden, off-street parking and is well positioned for amenities.

Approaching the property there is a tarmac drive allowing for parking multiple vehicles with power/wiring for an at home EV charging point. There are flower beds and bushes giving space for planting with a paved path allowing access to the front door and a side alley giving rear garden access.

Entering the property to the porch, there is space for removing outdoor footwear and jackets; ultimately leading to the lounge, this is spacious and presents room for multiple suites and a dining table and chairs. The breakfast kitchen is generously sized and hosts ample counterspace with an integrated sink, electric oven, gas hob and space/plumbing for freestanding appliances. The ground floor is completed by a WC.

Ascending to the first floor, Bedroom Two is a spacious double looking to the front aspect, Bedroom Three is a similarly sized double looking to the rear aspect, the first floor is completed by a contemporary family bathroom presenting a washbasin, WC and bath/shower.

Continuing to the roof room, Bedroom One presents a large double looking to the front aspect, providing space for freestanding furniture and an adjoining en-suite shower room presenting a washbasin, WC and shower. Additionally, there is access to a storage cupboard on the landing.



The garden opens to a paved patio offering space for outdoor furniture and external storage, continuing to an artificial lawn, the garden is low maintenance while allowing plenty of room for outdoor activities. The garden is bordered by wooden panel fencing and allows rear access through an alley and rear gate.

Situated in Droitwich, the property is approximately 1.9 miles from Droitwich town centre and is a short drive from amenities such as shops, restaurants, supermarkets and local schooling. Additionally the M5 motorway is easily accessed.

**Details:**

**Porch**

**Lounge** 14'8" x 11'8" (4.47m x 3.56m) Both Max Hall

**Ground Floor WC** 3'8" x 4'4" (1.12m x 1.32m)

**Breakfast Kitchen** 8'9" x 11'8" (2.67m x 3.56m)

**Landing**

**Bedroom Two** 10'6" x 11'8" (3.2m x 3.56m) Both Max

**Bedroom Three** 8'11" x 11'8" (2.72m x 3.56m)

**Bathroom** 7'8" x 5'7" (2.34m x 1.7m)

**Landing**

**Bedroom One** 15'5" x 8'3" (4.7m x 2.51m) Both Max

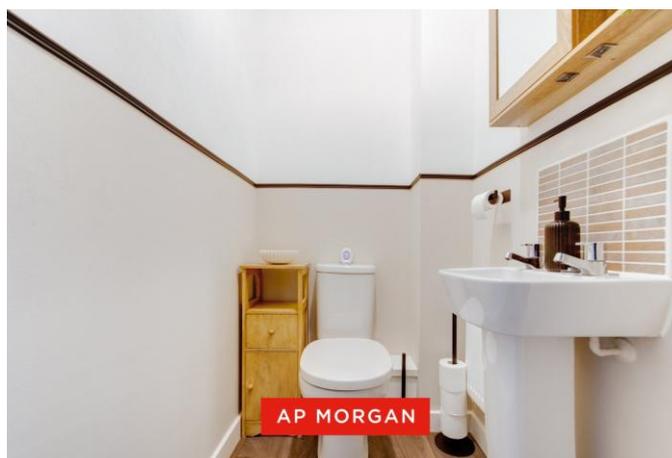
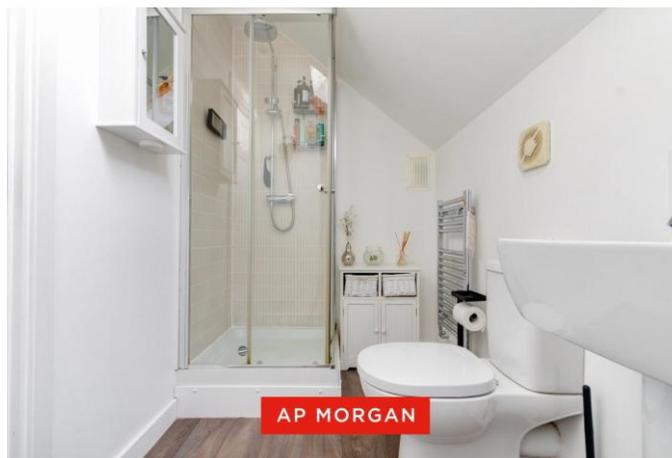
**En-suite Shower Room** 5' x 10'11" (1.52m x 3.33m)

**EPC Rating:** B

**Council Tax Band:** C (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?

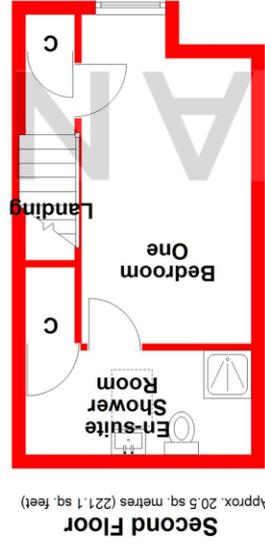
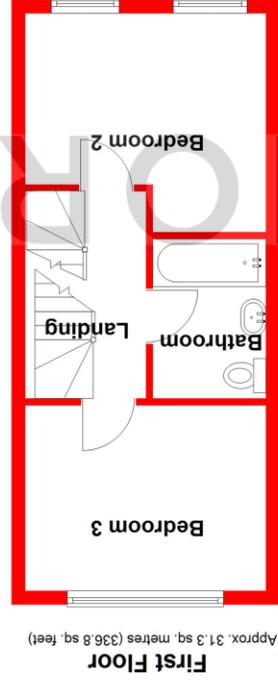
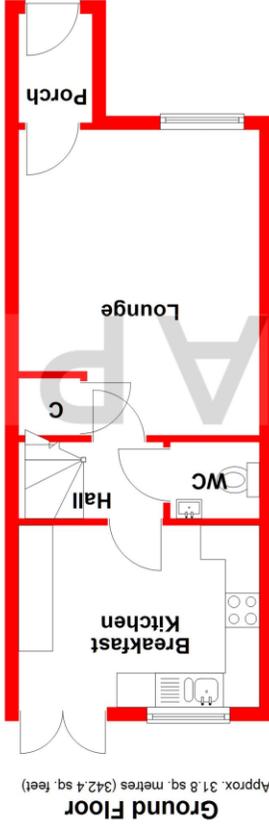
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 83.6 sq. metres (900.3 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 mis-statement. 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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