

**AP MORGAN**

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WITH CAUTION  
INCOMPLETE ROADS  
AND UNEVEN  
FOOTPATHS

**Centenary Way, Copcut, Droitwich**  
Asking Price £250,000

**Features:**

- Modern end-terrace home
- Constructed in 2017
- Two double bedrooms
- Lounge & stylish kitchen/dining room
- Family bathroom & ground floor w/c
- South facing rear garden backing onto green space & woodland
- Driveway
- Highly sought after location

**Description:**

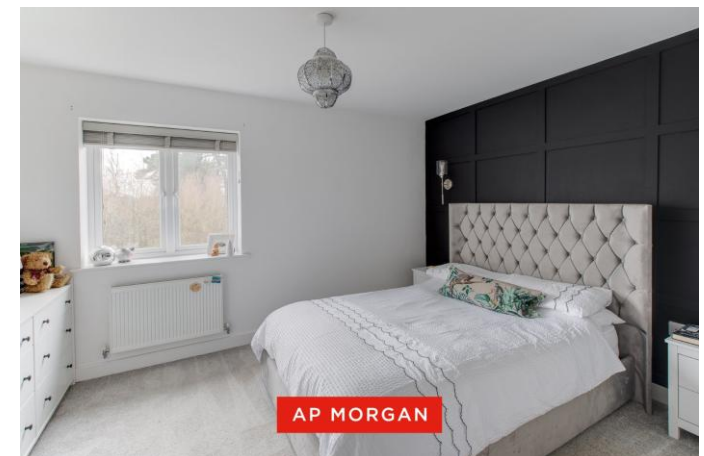
A perfect opportunity to purchase this beautifully presented two double bedroom end-terraced family home, occupying a modern and sought-after development on the outskirts of Droitwich. Built in 2017 by Miller Homes, the property offers well-maintained accommodation and benefits from a driveway providing parking for two vehicles and a South-facing rear garden.

The property is approached via a low-maintenance frontage, with the driveway to the side and a pathway leading to the front door.

Internally, the accommodation briefly comprises an entrance hallway, a lounge with feature wall panelling, and a modern open-plan kitchen/diner fitted with a range of contemporary wall and base units, an integrated oven, fridge/freezer, and gas hob with extractor hood over, along with space for additional freestanding appliances. A ground floor W/C and a door leading out to the rear garden complete the layout.

To the first floor, the landing provides access to two well-proportioned double bedrooms, both benefiting from built-in storage, and a modern three-piece family bathroom suite with a shower over the bath.

Outside, the South-facing enclosed rear garden features a paved seating area, lawn with planted border beds, and a further paved seating area to the rear with a timber shed. The garden is enclosed by fenced boundaries and includes a side access gate leading to the driveway. The property also



enjoys an attractive outlook over open greenspace and woodland to the rear, ensuring it is not directly overlooked.

Ideally situated on the outskirts of Droitwich, the property benefits from close proximity to open countryside, well-regarded local schools, and a range of leisure and shopping amenities within the town. The historic city of Worcester lies approximately nine miles away, while excellent transport links are available via the nearby M5 motorway at Junctions 5 and 6, providing direct routes to Birmingham and the West Midlands, Bristol and the South West, as well as London and the South East via the M42 and M40.

**Details:**

**Entrance Hall**

**Lounge** 4.76 x 2.90 Both max

**Kitchen/Dining Room** 3.31 x 3.90

**Ground Floor W/C** 1.75 x 0.93

**First Floor Landing**

**Bedroom One** 3.14 x 3.88 Both max

**Bedroom Two** 2.82 x 3.24 Max

**Family Bathroom** 2.29 x 1.79

**EPC Rating:** B

**Council Tax Band:** B (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?

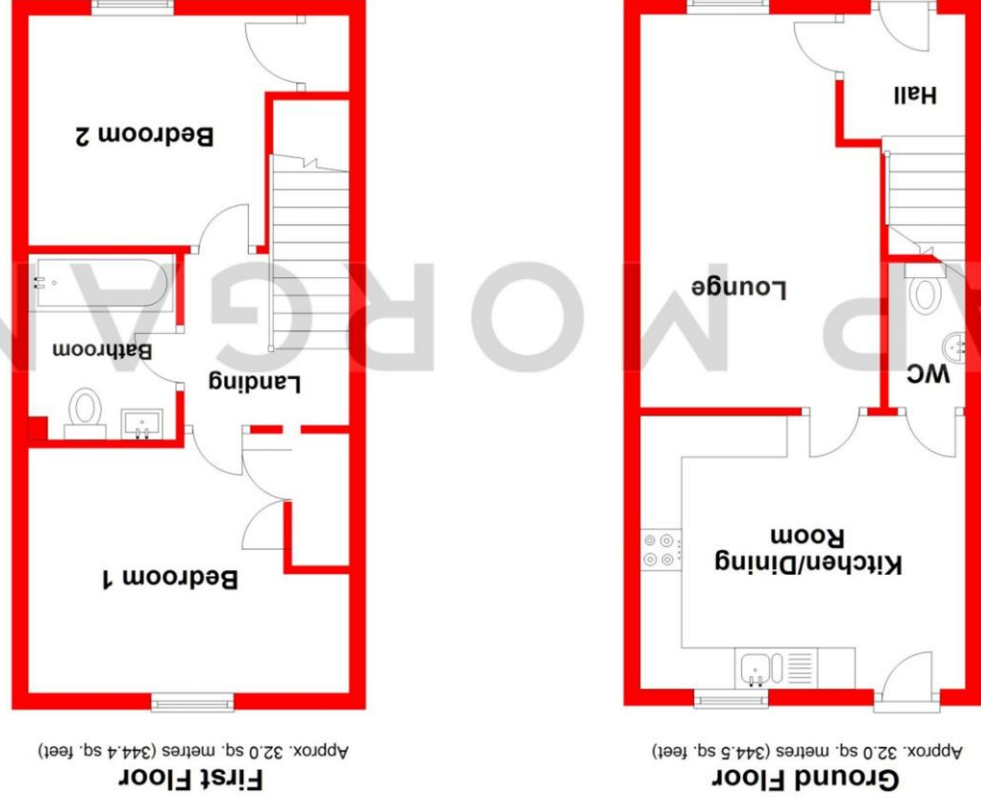
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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. 64.0 sq. metres (688.9 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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