

AP MORGAN



School Lane, Cutnall Green, Droitwich
Asking Price £650,000

Features:

- Well-presented detached house
- Four double bedrooms
- Generous sized lounge
- Well-equipped open-plan kitchen/diner
- Family bathroom, en-suite and downstairs WC
- Extensive rear garden space
- Multi-vehicle driveway
- Sought-after location

Description:

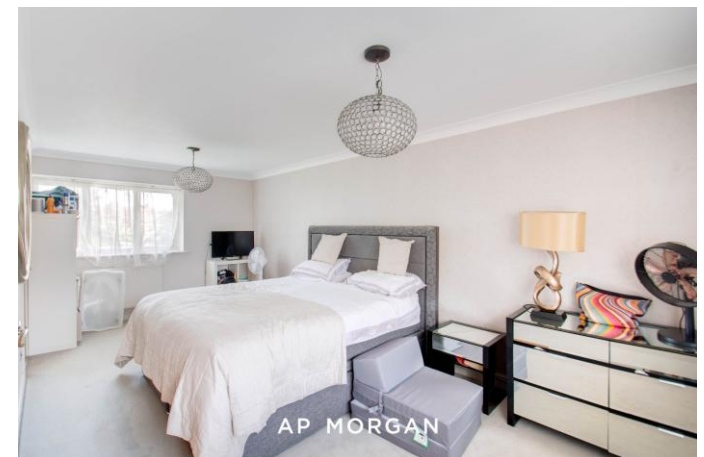
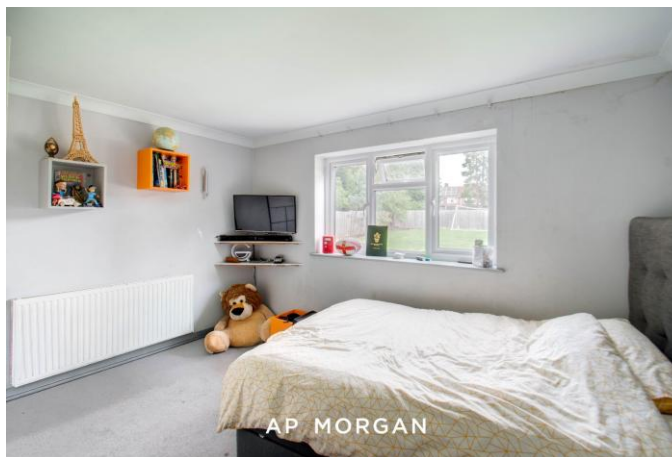
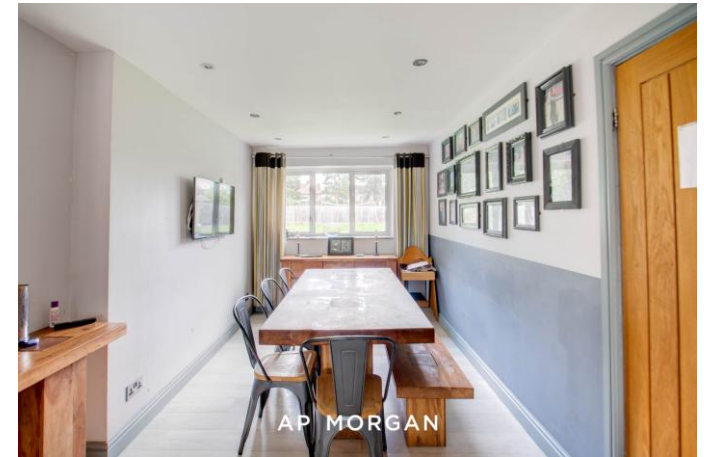
Welcoming you to this extensive four-bedroom property situated in Cutnall Green, Droitwich, offering spacious double bedrooms throughout, a generous lounge, a fantastic open-plan kitchen/diner with utility room, a substantial rear garden, and driveway parking for multiple vehicles.

On arrival, the property is tucked away in a quiet location, with the frontage bordered by hedges for maximum privacy. Behind the hedges is a driveway suitable for multiple vehicles and fitted with an EV charger, making parking easy for both residents and visitors, with lawn and shrubs on either side. Both sides of the property also feature gates providing direct access to the rear garden.

Upon entering, you are welcomed into a spacious entrance hall with room for coat and shoe storage. Stairs rise to the first floor, while a WC is situated on the left, comprising a toilet and wash basin, and the dual aspect lounge is located to the right. The lounge offers a generous space for relaxation and family entertainment, with large windows overlooking the rear garden and allowing plenty of natural light to flood the room.

Back through the hall, on the opposite side, is the open-plan kitchen/diner. This initially opens into the dining area, which provides ample space for a large family dining table. To the left is an additional seating or relaxation area, with French doors opening to the front of the property. Beyond this is the kitchen, fitted with ample storage and worktop space, a spacious island incorporating the induction hob, and integrated appliances including a dishwasher, double oven, and microwave. The kitchen also provides access to the utility room, which offers additional storage and worktop space, room for freestanding appliances, a large storage cupboard, and a door leading out to the rear garden. The hallway also leads to bedroom four, a double bedroom situated at the rear of the property.

The first floor opens onto a spacious landing. Straight ahead is the dual aspect master bedroom, a generous double featuring integrated wardrobe space and an en-suite fitted with a toilet, wash basin, and shower cubicle, as well as under-floor heating. There are two further double bedrooms, both offering ample space for comfortable living and



additional storage furniture. The family bathroom is also located on this floor and comprises a toilet, wash basin, bathtub, and separate shower cubicle, also equipped with under-floor heating.

The extensive rear garden is accessed via a patio area to the side of the property, with a pathway leading around to a larger patio at the rear. This provides an excellent space for outdoor furniture, al fresco dining, and entertaining guests. To the rear is a gravelled area offering further seating and relaxation space, along with a storage shed. The remainder of the garden is mainly laid to lawn, with mature shrubs bordering one side.

Situated in Cutnall Green, Droitwich, the property enjoys convenient access to the M5 motorway, Birmingham, and Worcester. It is also within easy reach of well-regarded schools with Cutnall Green C of E Primary and Pre-School a stones throw away, local amenities, and supermarkets.

Details:

Entrance Hall

WC

Lounge 26'3" x 13'5" (8m x 4.1m)

Kitchen/Diner 28'8" x 17'11" (8.74m x 5.46m) Both Max

Utility Room 13'3" x 8'11" (4.04m x 2.72m) Both Max

Bedroom Four 9'11" x 12'2" (3.02m x 3.7m)

Landing

Master Bedroom 19'3" x 13'5" (5.87m x 4.1m)

En-suite

Bedroom Two 9'9" x 13'11" (2.97m x 4.24m) Both Max

Bedroom Three 12'6" x 8'10" (3.8m x 2.7m)

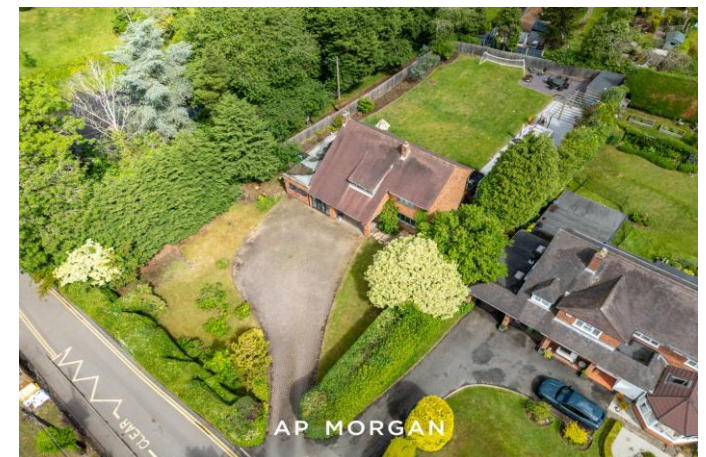
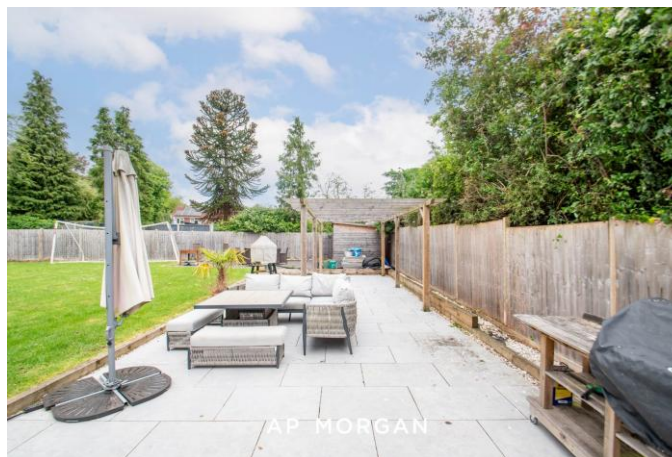
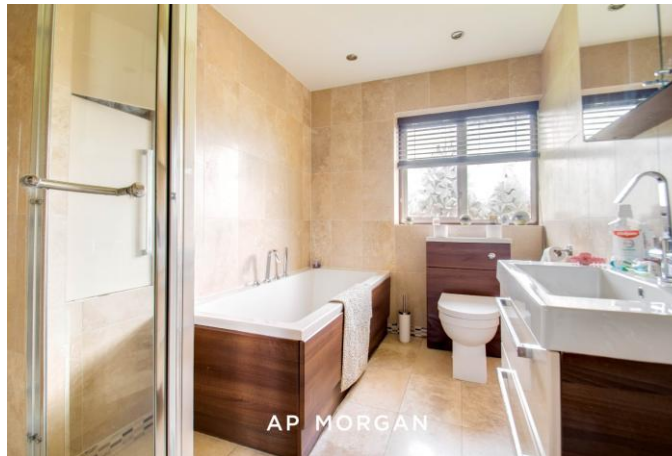
Bathroom 7'6" x 2.98 (2.29m x 2.98) Both Max

EPC Rating: To be confirmed

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



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Property to sell?

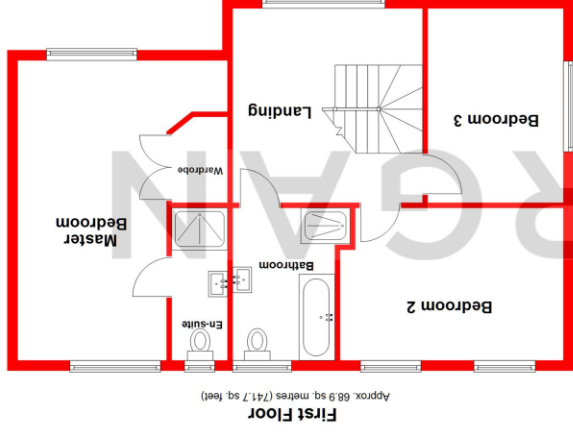
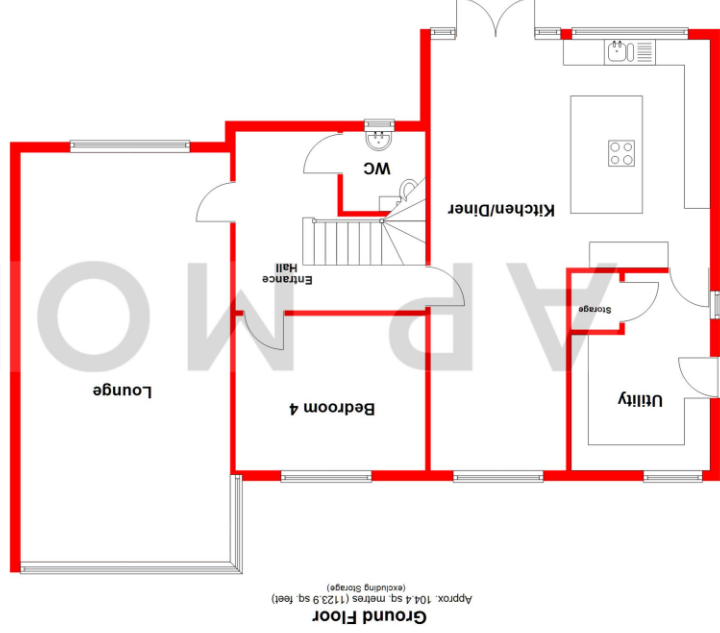
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Total area: approx. 173.3 sq. metres (1865.7 sq. feet)

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Plan produced using PlanItUp.

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