

AP MORGAN



Gresley Way, Copcut, Droitwich
Asking Price £380,000

Features:

- Modern three-bedroom detached home, built 2021 by William Davis Homes
- Remainder of NHBC warranty included
- Open-plan kitchen/diner with separate utility room
- En-suite shower room plus family bathroom
- Fitted wardrobes to master and second bedroom
- Driveway for two cars and a detached garage
- Generous rear garden with re-laid porcelain patio, ideal for entertaining
- Quiet setting close to open countryside, with rear views towards Salwarpe Church

Description:

The kind of quiet road where nobody drives past by accident. The view of Salwarpe Church through the trees at the back. This one has been loved, and lived in properly, for five years.

Tucked into a popular development on the edge of Droitwich, close to open countryside, this modern three-bedroom detached home was built by William Davis Homes in 2021 and still comes with the remainder of its NHBC warranty. It sits on a quiet road with a rear view across to Salwarpe Church, framed through the trees. Inside, an open-plan kitchen/diner with separate utility room forms the heart of the house, with a driveway for two cars and a detached garage besides. It's the kind of home that's easy to arrive at and hard to leave.

We asked them what made them buy it...

"We were proud the moment we arrived, and we could see straight away the potential the house had to extend. People very rarely drive past our house, it's such a quiet spot, and the design of the front with the porch archway won us over immediately. The neighbours are great, the area is quiet and really animal friendly, and from the back you get the perfect view of Salwarpe Church through the trees. We've never stopped loving that view."

What about the house itself?

"The layout has just worked, practically, for everything we've needed. The living room is the room we spend the most time in, it's the cosiest and the biggest space in the house. We relaid the original patio in porcelain tile and extended it so we could host more, and we've grown our own veg and had countless barbecues out there. It's a well insulated house, warm right through winter, and we've had some incredible red skies from the back garden at night. This house has been perfect for us. We started our own family here."

Our agents say...

This is a genuinely move-in ready family home in one of Droitwich's most sought-after modern developments. The open-plan kitchen/diner is built for entertaining, with a separate utility room to keep laundry out of the way,



and fitted wardrobes in both the master and second bedroom take care of storage without a second thought. Outside, there's parking for two cars plus a detached garage, and a generous rear garden that's already proven itself for growing, hosting and everyday family life.

The location does a lot of the work here too. Sainsbury's and a Costa sit at the bottom of the estate, there's a bus stop right there, and the M5 is around ten minutes away at either Junction 5 or 6, giving easy access to Birmingham, the South West and London via the M42/M40. Worcester is 9 miles down the road. Families will want to know about RGS Dodderhill nearby, and for walkers there's Salwarpe Church and the river on the doorstep, plus Droitwich Lido, Churchfields and the Red Lion all close by.

Offers in excess of £375,000. Get in touch to arrange a viewing, this one won't hang around.

Details:

Entrance Hall

Guest W/C

Lounge 5.30 x 3.32

Kitchen/Dining Room 5.30 x 2.92

Utility Room 2.23 x 2.00

First Floor Landing

Master Bedroom 5.30 x 3.42 Max

En-suite 1.66 x 2.30

Bedroom Two 3.10 x 2.93

Bedroom Three 2.20 x 2.93

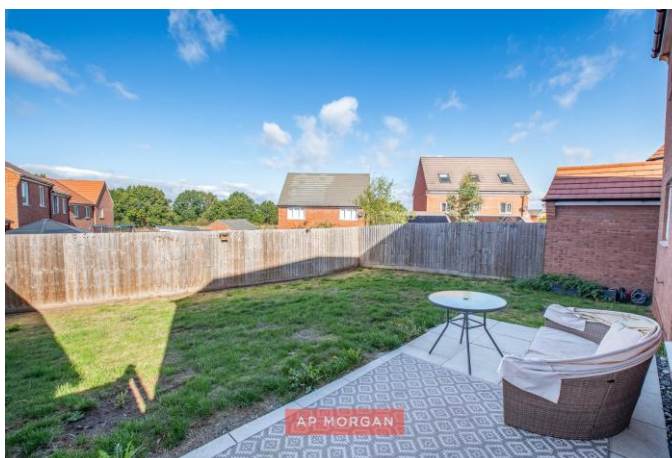
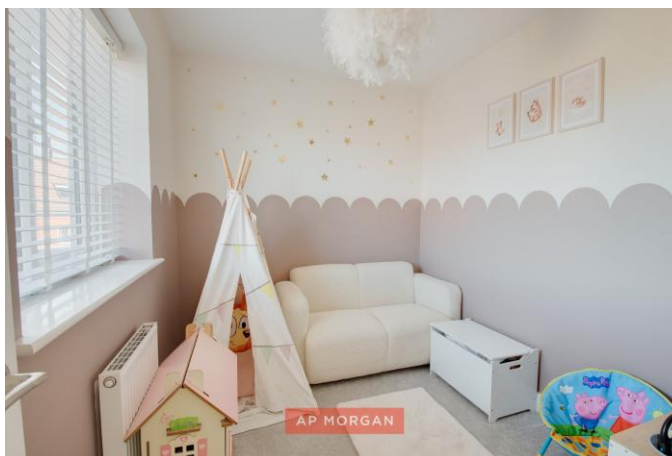
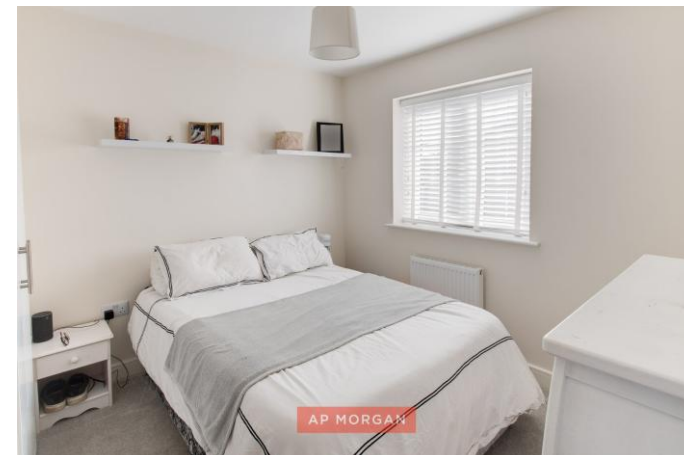
Family Bathroom 3.09 x 2.10

EPC Rating: B

Council Tax Band: E (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 Wisser 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.wissermortgageadvice.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.

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