

**AP MORGAN**



**Bromsgrove Road, Droitwich, Worcestershire**  
Asking Price £180,000

**Features:**

- Victorian cottage full of character
- Gas central heating and double glazing throughout
- Modern fitted kitchen
- Two well-proportioned bedrooms
- Family bathroom
- Courtyard-style yard, low maintenance
- Close to Droitwich Spa town centre and canals
- Easy access to the M5 and Droitwich Spa station

**Description:**

\*\*\* A CHARMING VICTORIAN COTTAGE IN DROITWICH SPA, WE THINK YOU'LL LOVE IT! \*\*\*

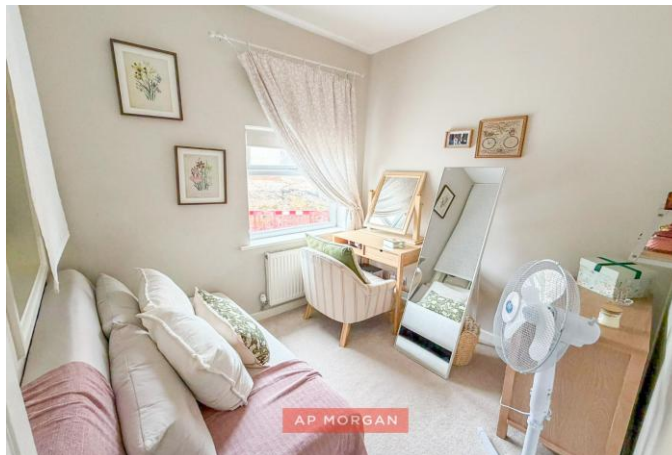
Step through the door on Bromsgrove Road and it's clear this Victorian cottage has been looked after. Gas central heating and double glazing have brought it comfortably into the present, while the bones of the building keep its period character intact.

The living room centres around a feature fireplace, a natural spot to settle into on an evening, and flows through to a modern fitted kitchen that's been designed to make the most of the space on offer.

Upstairs, two well-proportioned bedrooms sit alongside a family bathroom, giving you a layout that works whether you're a first-time buyer, a couple, or looking to downsize without compromise.

Outside, a rear yard offers a low-maintenance outdoor space, without the upkeep of a full garden.

Droitwich Spa itself is a market town with genuine character. The town centre is a short distance away, with its independent shops, cafes and a Waitrose, plus the restored canals that wind through the heart of the town, popular with walkers and cyclists. For commuters, the M5 is close by, and Droitwich Spa station gives you direct rail access into Birmingham and Worcester. Families will also find local schools within easy reach, including St Peter's CE Primary.



This is a home that suits the everyday and the special occasion alike, in a location that gives you both convenience and a proper sense of place.

**Details:**

**Lounge** 3.66 x 3.26

**Kitchen** 3.26 x 2.68

**First Floor Landing**

**Bedroom One** 3.49 x 3.26 Max

**Bedroom Two** 2.05 x 2.33

**Bathroom** 1.59 x 2.33 Max



**EPC Rating:** D

**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?

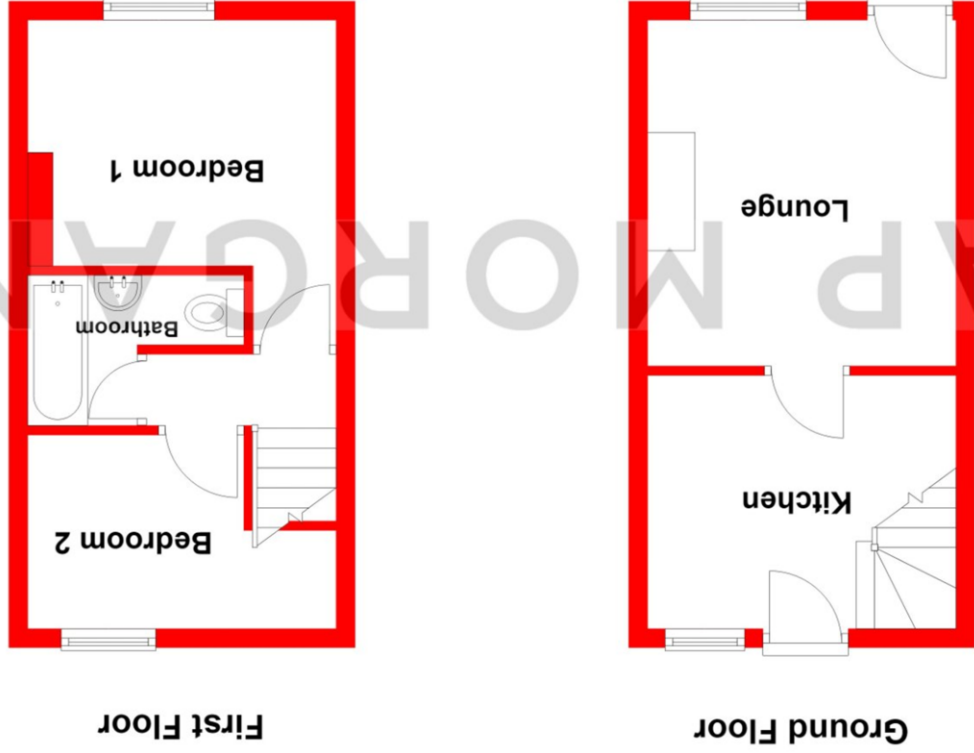
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 42.0 sq. metres (452.0 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 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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