



AP MORGAN

**De Wyche Road, Wychbold, Droitwich**  
Asking Price £150,000

### Features:

- No onward chain, ready for a quick move
- Ground floor maisonette with own front and rear doors
- Two genuine double bedrooms
- Spacious, airy lounge
- Enclosed rear garden with quiet, private feel
- Residents' parking to the rear, accessed via the garden gate
- Gas central heating throughout
- Excellent commuter links to the A38, M5, and M42

### Description:

No stairs. No chain. Just a front door of your own in a village that feels like home!

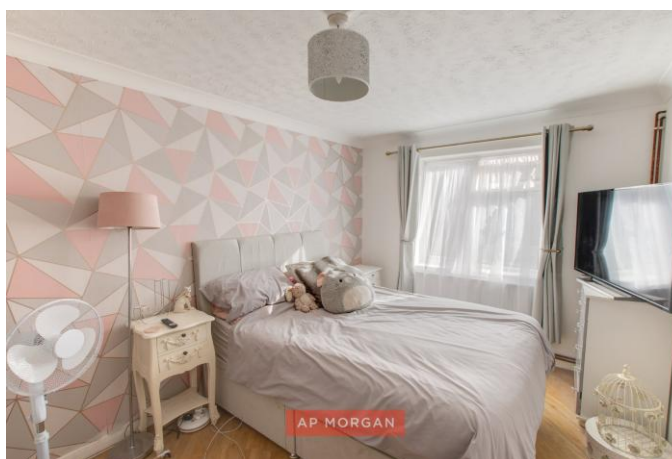
Tucked away in the popular village of Wychbold, this ground floor maisonette offers two genuinely double bedrooms, a generous lounge, and the rare bonus of its own front and rear doors, an enclosed garden, and residents' parking to the rear. Gas central heating runs throughout, and with no onward chain, it's ready for a quick and straightforward move. Whether you're buying your first home or looking to downsize without compromising on space, this one is worth a look.

We asked them what made them buy it...

"It felt like home the moment we arrived. The layout was the best we'd seen, and having our own small enclosed garden and parking sealed it. But really, it always came back to the location. It's such a strong community here, with local events that really support the area. We're so close to the canal for walks, and there's a local shop, pubs, and a social club right on the doorstep, along with the park and the allotments. That's the one thing I've never stopped loving about it."

What about the house itself?

"The living room is what sold us, it's large, airy, and so spacious. We had gas central heating fitted, which made a real difference to daily life here. And in the mornings, the garden is just a lovely quiet spot to be."



Our agents say...

You really do need to step inside to appreciate the space on offer here. There are two double bedrooms, a generous lounge, and useful extra storage including an outdoor brick-built store. The kitchen comes with a fitted oven, grill, and electric hob, and having your own front and back doors, plus a private enclosed rear garden, gives this maisonette a feel that's closer to a house than a flat, just without the stairs. Wychbold itself is a semi-rural village with well regarded local schooling, a doctors' surgery, a social club, and pubs all close by, and it's a genuinely easy spot for commuters, with quick access to the A38, M5, and M42. You're also within easy reach of the historic town of Droitwich Spa, Bromsgrove, and the city of Worcester. Worth noting for buyers: the lease has around 88 years remaining, with a peppercorn ground rent of roughly £10 a year and an annual service charge of about £249.60. With no chain in place, this one's ready to move forward quickly. Get in touch today to arrange a viewing.

**Details:**

**Porch** 1.12 x 1.43

**Hall**

**Lounge** 3.76 x 4.47 Both max

**Kitchen** 2.62 x 2.66

**Bedroom One** 3.63 x 3.42 Min excl doorway

**Bedroom Two** 3.76 x 2.66

**Bathroom** 1.71 x 1.88

**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us



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](http://www.wissermortgageadvice.co.uk)

Property to sell?

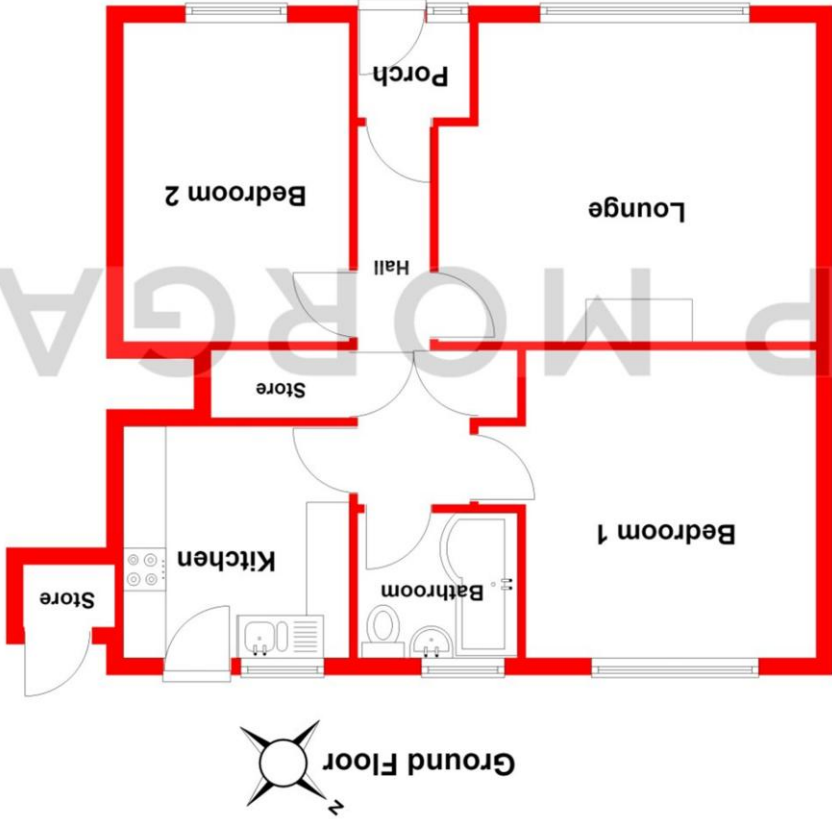
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 655.1 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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