



**Hanbury Road, Droitwich**  
Offers in the Region of £390,000

**Features:**

- Four-Bedroom Detached Family Home
- Double Garage & Private Driveway
- Highly Sought-After Location
- Three Reception Rooms
- En-suite, Family Bathroom & Downstairs' WC
- Spacious & Flexible Accommodation
- Pleasant Front & Rear Gardens
- EPC Rating = tbc

**Description:**

This Well-Presented and Spacious Four-Bedroom Detached Family Home enjoys a highly sought after location set within Droitwich. The property is conveniently located for access to the M5 motorway junction, local amenities and schooling. The layout briefly comprises: Reception Hallway, Guest WC/Coakroom, Front Reception Room, Bedroom Four, Kitchen, Dining Room and a Family Bathroom to the Split-Level Ground Floor; Spacious Living Room (with a Feature Fireplace and Patio Doors to Rear Garden), Master Bedroom (with En-suite Shower Room & Fitted Wardrobes), Second Double Bedroom, Good-sized Third Bedroom and a Further Room to the First Floor. The property further benefits from Double Garage, Private Driveway Parking, Pleasant Front and Rear Gardens, Double Glazing and Gas-fired Central Heating System.



**Details:**

**Reception Hallway**

**Cloakroom/Guest WC**

7' 3" x 2' 11" (2.21m x 0.89m)

**Front Reception Room**

13' 3" x 10' 8" (4.04m x 3.25m)

**Bedroom Four**

14' 5" x 6' 8" (4.39m x 2.03m)

**Kitchen**

14' 6" x 7' 8" (4.42m x 2.34m)

**Dining Room**

10' 11" x 9' 8" (3.32m x 2.94m)

**Family Bathroom**

14' 6" x 4' 9" (4.42m x 1.45m)

**Living Room**

25' 6" x 11' 8" (7.77m x 3.55m)

**Master Bedroom**

12' 10" x 10' 7" (3.91m x 3.22m)

**En-suite**

6' 11" x 5' 11" (2.11m x 1.80m)

**Bedroom Two**

10' 6" x 7' 9" (3.20m x 2.36m)

**EPC Rating:**

**Council Tax Band:** (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 Morgan Financial Solutions. 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.morganfs.co.uk](http://www.morganfs.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.

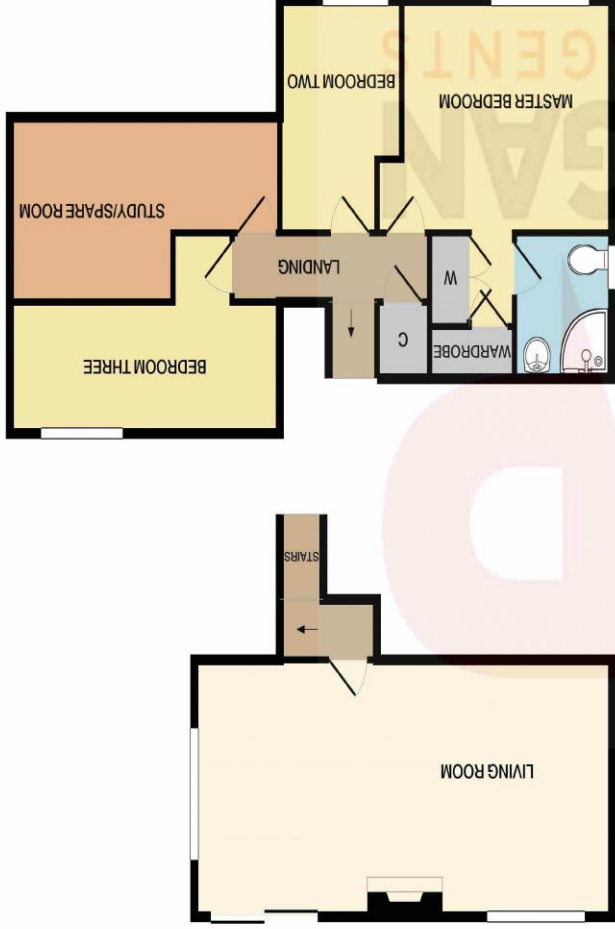
### Need a solicitor?

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.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

TOTAL APPROX. FLOOR AREA 1887 SQ.FT. (175.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 efficacy can be given  
Made with Metropix ©2019



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.