



**Cross Furlong, Droitwich**

**£325,000**

**Features:**

- Modern detached house
- 4 double bedrooms
- Lounge
- Kitchen/diner
- Bathroom, en-suite & guest W.C.
- Gas central heating & double glazing
- Garage & off-road parking
- EPC rating B

**Description:**

A delightful detached house in the Wychbold area, which must be viewed to appreciate its unique residential setting. The property briefly comprises: hall, W.C., well proportioned square lounge, and a kitchen diner that stretches across the width of the house. The dining area can accommodate full table and chairs and has french doors to the rear garden. The kitchen area has matching units and cupboards, inset sink and drainer, integrated hob, oven, dish washer, and fridge freezer. Off the kitchen is the utility room offering a further bank of units, inset sink and door to the rear garden. Upstairs presents 4 double bedrooms, the master bedroom has an en-suite shower room, bedroom 2 has built-in wardrobes. The recently re-tiled bathroom benefits from a mixer shower over the bath, and there is an airing cupboard and further storage off the landing. Outside to the front is a lawn and off-road parking for 2 cars on the drive leading to the garage. Across from the house is a grass and border planting area also belonging to the property. To the rear the enclosed garden has a large patio, raised sun terrace, and lawn with border planting. The property is ideally situated for the M5 and commuter connections to Droitwich, Worcester, Bromsgrove, Birmingham and beyond. Locally there are eating establishments and a post office/convenience store, a large garden centre and sailing club.



**Details:**

**Hall**

**W.C.**

**Lounge**

13' 4" x 12' 0" (4.06m x 3.65m)

**Kitchen/Diner**

21' 4" x 9' 2" min (6.50m x 2.79m)

**Utility**

5' 6" x 3' 6" (1.68m x 1.07m)

**Stairs rise to first floor**

**Master Bedroom**

13' 4" x 12' 0" (4.06m x 3.65m)

**En-suite**

**Bedroom 2**

11' 10" inc wardrobe x 9' 2" (3.60m x 2.79m)

**Bedroom 3**

11' 10" x 9' 0" (3.60m x 2.74m)

**Bedroom 4**

10' 10" x 9' 1" (3.30m x 2.77m)

**EPC Rating:** B

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

**Tenure:** (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.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

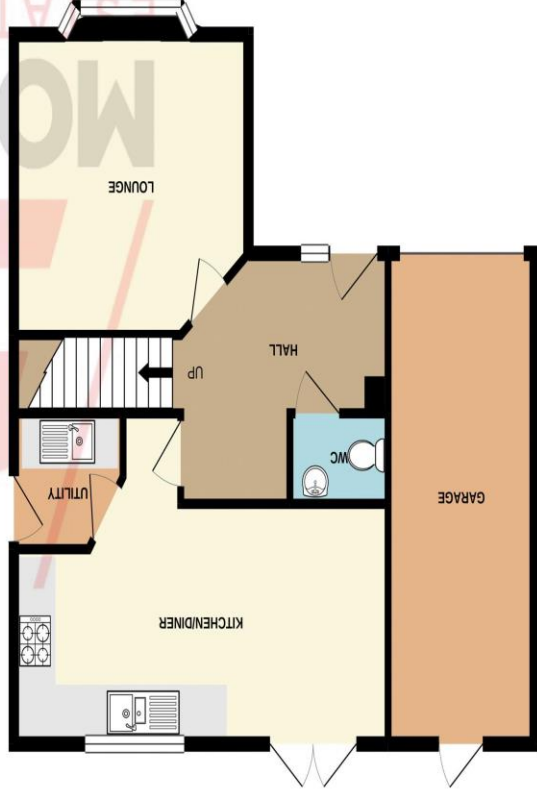
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

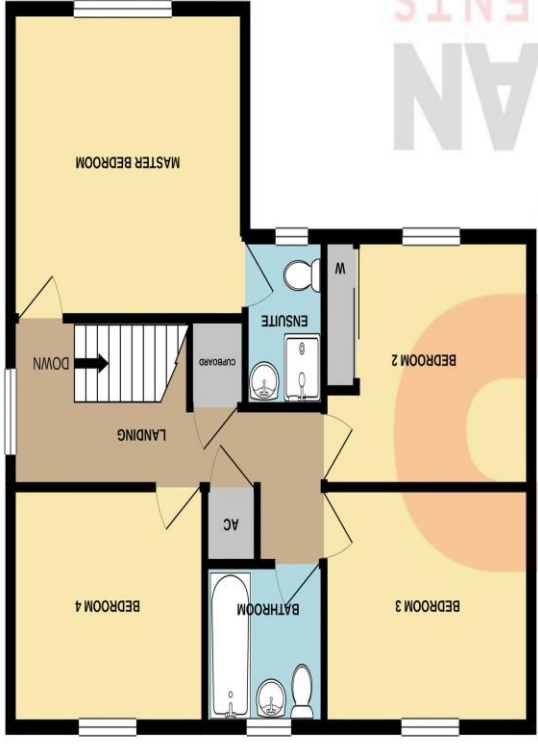
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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.



GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
673 sq.ft. (62.5 sq.m.) approx.

TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

Made with Metropix ©2020

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.