

**A MOST ATTRACTIVE 3 BEDROOM SEMI DETACHED HOME
IN A VERY POPULAR LOCATION**



**21, MAYFLOWER ROAD
DROITWICH WR9 8PZ**

- Convenient and popular location - close to Droitwich centre
- Large Living Room and fitted Dining/ Kitchen extension plus utility
- Central heating and double glazing
- Large rear garden and driveway parking for several cars plus garage
- 3 bedrooms and first floor bathroom

Offers Around £290,000

An most attractive traditional three bedroom semi detached house within easy reach of Droitwich centre and local facilities. This excellent home has central heating and double glazing and benefits from a large kitchen/ diner extension. The accommodation includes large lounge, dining /kitchen, utility area, three bedrooms and bathroom/ W.C. The house has a good sized rear garden and driveway parking space for several cars.

THE ACCOMMODATION COMPRISES

CANOPY PORCH with a double glazed front door and side screen to the hall.

ENTRANCE HALL with radiator, stairs to the first floor, Storage cupboard and door to the living room.

LARGE LIVING ROOM 24' 1" (into bay) x 10' 11" a spacious living area with lounge and dining space, traditional fireplace with cast iron insert and tiled side panels, radiator, dado rail and UPVC double glazed bay window to the front.



FITTED KITCHEN / DINER ('L' shaped measurements overall) 20' 11" x 15' 6" narrowing to 7' 9" fitted with a range of units with wood fascias and contrasting dark coloured work surfaces, range of base units and wall cupboards, inset one and a half bowl single drainer stainless steel sink with cupboards under, inset 5 ring gas hob, 'Neff' under oven, cooker hood over, tiled splashbacks, double radiator, upvc double glazed window overlooking the rear garden and uPVC double glazed side door, tiled floor, ceiling spotlighting, ample space for table and chairs with double French doors opening to the garden. Door to the utility room.



LAUDRY/ UTILITY ROOM 7' 9" x 6' 3" tiled floor, fitted stainless steel sink unit, wall cupboard, appliance space and double glazed window to the rear.



FIRST FLOOR

STAIRS TO LANDING with all rooms leading off and UPVC double glazed side window with obscure glass.

BEDROOM 1 13' 6" (into bay) x 10' 11" a double bedroom with radiator and uPVC double glazed window overlooking the front garden.



BEDROOM 2 11' 0" x 10' 11" with radiator, range of fitted wardrobes to one wall and uPVC double glazed window overlooking the rear garden.

BEDROOM 3 7' 8" x 5' 11" with radiator and uPVC double glazed window.

BATHROOM/ W.C. Fully tiled in mosaic style with a white suite of panel bath, electric shower over, shower screen, wash basin, low level flush WC, radiator, tiled floor, ceiling spot lighting and uPVC double glazed window with obscure glass.



OUTSIDE

SIDE GARAGE 15' 0" x 10' 6" with doors to the front.

LARGE REAR GARDEN mainly lawned with a full width patio and fencing and walling to the boundaries.

The house is set well back off the road behind a front garden bounded by low walling and fencing with a lawned area and a wide block paved driveway providing off road parking for several vehicles.



GENERAL INFORMATION

TENURE We are informed the property is Freehold

VIEWING By prior appointment with Oakton Estates on 0121 459 9641

EPC Rating 'E53' (please note since the report additional insulation has been added in the loft space)

COUNCIL TAX Band 'C' (Wychavon Council)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.