



**31 Showell Close, WR9 8UQ**

**£385,000**

**EPC: C**

SOULSNAM ARE DELIGHTED TO INTRODUCE THIS EXTENDED FIVE BEDROOM DETACHED EXECUTIVE HOME occupying an an enviable plot within this desirable Ridings cul-de-sac boasting a beautifully landscaped SOUTH facing rear garden, three reception rooms, open plan family breakfast kitchen, integral garage and driveway, viewing advised! E P Rating C

## SITUATION

Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire which has become famous for its brine and salt production. The town offers excellent everyday amenities which includes a Waitrose store. There are an array of local pubs and an eclectic mix of traditional shops. A Farmer's Market is also held regularly in Victoria Square. St Peter's Fields provides excellent park land as well as the Droitwich Spa Lido. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal. This property offers generous accommodation and occupies an enviable plot within this desirable development of the Ridings which is a highly regarded area of executive family homes allowing easy access to local bus stops on the Birmingham to Worcester route and also into the town centre, local amenities and train station. It is also convenient for easy access to motorway networks of the M5, M42 and M40 corridors.

## DIRECTIONS

From the agents office proceed on St Andrews Way, straight over the mini island until the traffic lights of Worcester Road. Turn right and bearing left at next island continue on Worcester Road. Continue along to the A38 island and take first exit onto Addyes Way, then take the second turning on the right into Showell Road, then take the first immediate left turn into Showell Close and bear round to the left and the property is located on the right hand side indicated by the agents for sale board.

## SUMMARY

- \* Welcoming reception hallway with returning stair case rising to first floor accommodation and useful storage area with shelving underneath, doors lead into the living room, breakfast kitchen and the cloakroom/wc.
- \* Living room with bay window, feature fireplace and double doors opening into the dining room.
- \* Dining room with door into the kitchen and patio doors onto the rear garden.
- \* Open plan family breakfast kitchen with integral appliances and door into the utility room and double doors lead into the study/family room.
- \* Utility room has a wall mounted gas central heating boiler, a door leading onto the rear garden and door into the garage.
- \* To the first floor is the galleried landing with airing cupboard, useful storage cupboard with hanging space and doors into all bedrooms and family bathroom.
- \* Master bedroom with built in wardrobes and dressing table, archway leads through to the dressing area with fitted wardrobes and door into the en-suite bathroom.
- \* Bedroom two is fitted with a built in double wardrobe, bedroom three has a door that leads into bedroom four which is dual aspect and has eves storage and bedroom five is also a double presented as a study.
- \* Family bathroom suite comprising low level WC, wash hand basin and panel bath with shower.
- \* Stunning well established landscaped gardens to front and rear south facing garden is enclosed, bordered by an array of flowers, trees and shrubs, mostly laid to lawn with a paved patio area, pathways and side gate.
- \* Integral Garage and Driveway provides ample parking.

## GENERAL INFORMATION

## Reception Hall

10' 03" including stair case x 9' 11" (3.12m x 3.02m)

## WC

4' 05" x 3' 03" (1.35m x 0.99m)

## Lounge

18' 06" max including bay x 11' 11" (5.64m x 3.63m)

## Dining Room

12' 0" x 9' 11" (3.66m x 3.02m)

## Open Plan Family Breakfast Kitchen

19' 0" x 11' 04" (5.79m x 3.45m)

## Study/Family Room

12' 03" x 7' 10" (3.73m x 2.39m)

## Utility Room

7' 04" x 6' 01" (2.24m x 1.85m)

## Garage

17' 03" x 7' 09" (5.26m x 2.36m)

## FIRST FLOOR ACCOMMODATION

### Master Bedroom One

13' 0" x 12' 0" (3.96m x 3.66m)

### Dressing Area

7' 04" x 5' 10" (2.24m x 1.78m)

### En-suite Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

### Bedroom Two

11' 07" (3.53m) max 8' 05" (2.57m) min x 10' 0" (3.05m) not including wardrobe space

### Bedroom Three

11' 06" (3.51m) max 9' 06" (2.90m) min x 8' 05" (2.57m)

### Bedroom Four

17' 05" x 7' 08" (5.31m x 2.34m)

### Bedroom Five

8' 02" x 8' 02" (2.49m x 2.49m)



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1733 SQ.FT. (161.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## **THE CONSUMER PROTECTION REGULATIONS**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

## **FLOOR PLANS**

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## **PROPERTY INFORMATION QUESTIONNAIRE**

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

## **FIXTURES AND FITTINGS**

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

## **GENERAL ADVICE**

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

## **REFERRAL FEES**

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.