



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

1 Alder Grove, Droitwich, Worcestershire. WR9 7QB

Offers Over £225,000

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CASH BUYERS ONLY An opportunity to acquire a detached three bedroom family home, offering some scope for improvement, situated in a quiet cul-de-sac within the popular town of Droitwich.

Accommodation comprising: Entrance Hall, Utility, downstairs Cloakroom, Kitchen, Dining Room and Living Room. On the first floor: Three Bedrooms and Shower Room.

Outside: To the front is a lawned foregarden. To the side is a generous driveway giving access to single Garage. To the rear is a fully enclosed garden.

LOCATION: The property is situated within this sought after area of Droitwich, offering easy access to local amenities, including shops, cafes, Droitwich Spa Lido and Park, as well as easy access to Worcester City and major transport links. Within close proximity of the property is a parade of helpful shops and eateries as well as recreation/park area.

AGENTS NOTE: The property is subject to movement to the front part of the property, which will require rectifying.

AGENTS NOTE 2: The property has a short lease 99 years from 1969 (approximately 42 years remaining).

Kitchen 4.57m x 3.02m (15'0" x 9'11")

Dining Room 3.25m x 2.84m (10'8" x 9'4")

Living Room 6.35m x 3.2m (20'10" x 10'6")

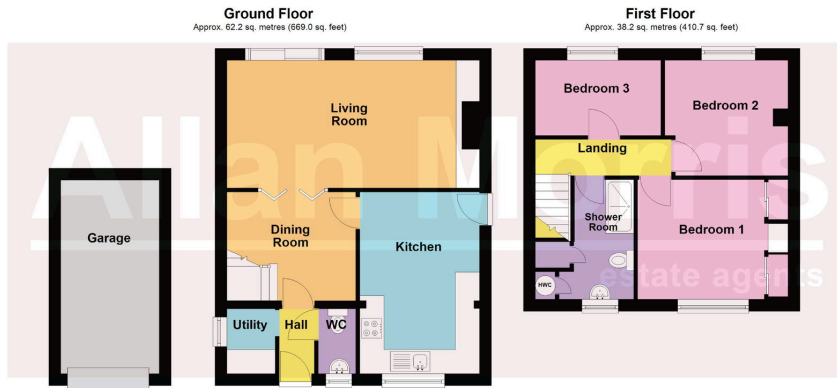
Bedroom 1 3.78m x 3m (12'5" x 9'10")

Bedroom 2 3.1m x 2.9m (10'2" x 9'6")

Bedroom 3 3.15m x 1.88m (10'4" x 6'2")

Shower Room 3m x 2.46m (9'10" x 8'1")





Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- CASH BUYERS ONLY
- 3 Bedrooms
- Driveway & Garage
- No Onward Chain
- Detached family home
- Scope for improvement
- Enclosed rear garden
- Council Tax Band: C

