



29 Farriers Square, Droitwich, WR9 9EU

*****FULL REFURBISHMENT REQUIRED*****

We offer For Sale this mid terraced property which is in need of full modernisation. Situated in this popular residential area of Droitwich. The accommodation comprises of a lounge & breakfast kitchen to the ground floor, two bedrooms and bathroom to the first floor. There is a concrete garage to the rear which needs a new roof. Register your interest today in readiness for viewing which will commence shortly.

Epc Band D
Council Tax Band A

Offers Around £110,000

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Entrance Door

Opens into porch.

Porch

Having door the lounge and storage cupboards.

Lounge

16'4" max 9'6" min x 16'0" max 9'6" min (5.0m max 2.9m min x 4.9m max 2.9m min)



Having windows to the front and rear, laminate flooring, doors to storage cupboard, staircase to the first floor and to the breakfast kitchen.

Breakfast Kitchen

16'0" x 9'6" (4.9m x 2.9m)



Having wall and base cabinets with work surface over, single drainer sink unit with mixer tap, space for domestic appliance, understairs storage, window to the front, window and door to to the rear.

Breakfast Kitchen



First Floor Landing

9'10" x 5'10" (3.0m x 1.8m)

Having access to the loft space, doors to the bedrooms and bathroom.

Bedroom One

16'0" x 9'10" (4.9m x 3.0m)



Having a window to the rear.

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Bedroom Two

16'0" max 10'9" min x 9'10" max 6'6" min (4.9m max 3.3m min x 3.0m max 2.0m min)



Having a window to the rear, built in storage and fitted wardrobes with louvre doors.

Bathroom

6'2" x 5'10" max 4'3" min (1.9m x 1.8m max 1.3m min)



Having a bath, pedestal wash hand basin, W/C, part tiled walls and window to the front.

Outside

Lawn Fore garden

Garage



Up and over door, roof has collapsed and needs to be replaced.

Rear Garden



Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Council Tax

Wychavon Council - Band A.

MONEY LAUNDERING REGULATIONS

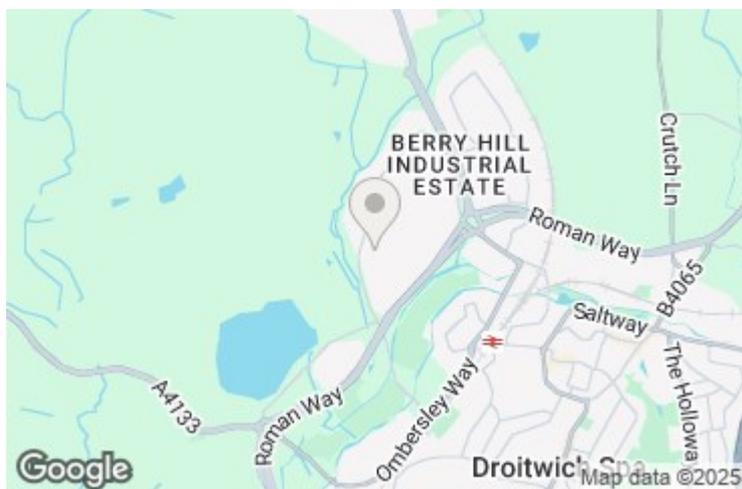
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

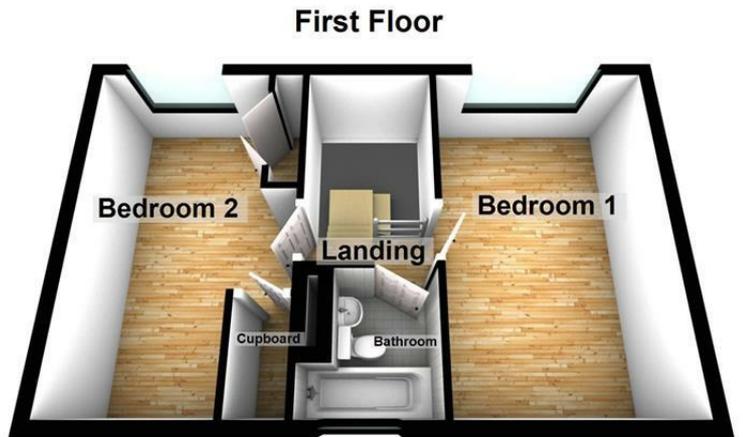
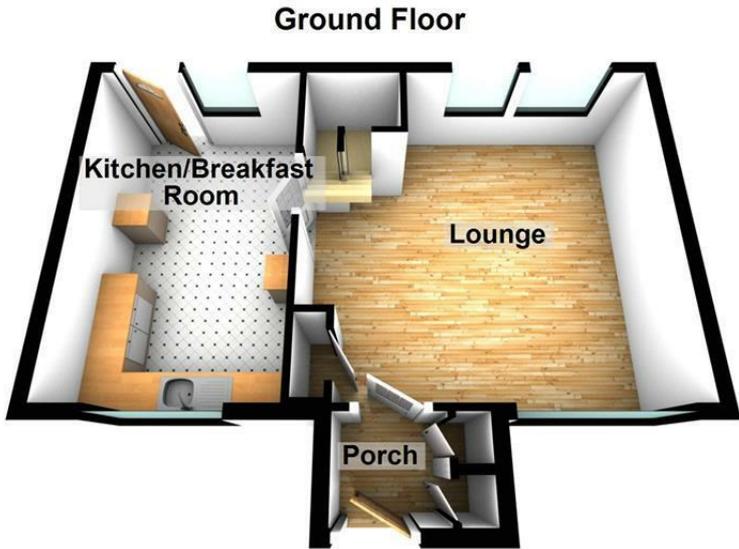
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RP-15/02/2025-V1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	