



Allan Morris
estate agents

Rose Avenue, Droitwich,
Worcestershire.

**21 Rose Avenue, Droitwich,
Worcestershire. WR9 8QE**

Features

- Detached Property
- Scope for Improvement
- 2 Bedrooms Upstairs & Dining Room/Bedroom 3
- Large Kitchen/Breakfast Room
- Parking and Garaging
- Garden + View to Rear
- NO ONWARD CHAIN

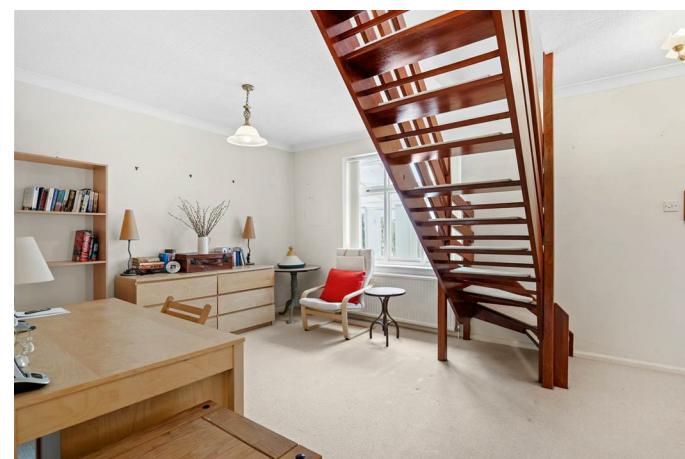
A wonderful opportunity to acquire a two/three bedroom detached bungalow, offering much potential to update and extend, if required.

Accommodation briefly comprises: Sitting Room and square bay to front, Dining Room/Bedroom 3, inner large Hall/Study Area, Kitchen/Breakfast Room, Lean-To/Sun Room and two double Bedrooms (one with En-Suite W.C.).

Outside: There is ample parking and garaging, together with raised patio/seating area and pleasant rear garden.

AGENTS NOTE:

The drive will soon become a block paved driveway.





Directions:

From Worcester City centre, take the A38 Droitwich Road in a northerly direction towards Droitwich. Continue on the A38 Droitwich Road, passing through Fernhill Heath. At the first roundabout take the 3rd exit onto Worcester Road. At the crossroads continue along, turn right onto The Holloway and left into Charles Henry Road. Follow the road around and turn right into Rose Avenue, where number 21 will be found on the right hand side, as indicated by our For Sale board.

WAM 6702

Useful Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Total area: approx. 118.5 sq. metres (1275.4 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.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

DINING ROOM / POTENTIAL BEDROOM:
12'1" x 10'2"

SITTING ROOM:
16'6" into bay x 12'2"

INNER HALL / STUDY AREA:
15'0" x 12'0"

KITCHEN / BREAKFAST ROOM:
16'2" x 11'10"

DOWNSTAIRS BATHROOM:
9'2" x 5'10"

LEAN-TO / SUN ROOM:
10'9" x 6'0"

MASTER BEDROOM:
11'9" x 9'10"

EN-SUITE:
9'10" x 3'2"

BEDROOM 2:
12'2" maximum x 9'9"

Contact us:

Address:

32 Sidbury, Worcester, WR1 2HZ