



**Allan Morris**  
estate agents

Sandles Road, Droitwich,  
Worcestershire.

**7 Sandles Road, Droitwich,  
Worcestershire. WR9 8RA**

**Features**

- Detached Property
- 4 Bedrooms
- Integral Garage
- Utility Room
- 2 Bathrooms
- Popular Location
- Well Stocked Garden

A beautifully presented four bedroom detached family home, benefiting from wider than usual plot, situated in this quiet and popular residential area of Droitwich.

Accommodation briefly comprises: Spacious Entrance Hall, downstairs Cloakroom, Sitting Room with doors through to Dining Room, Conservatory, Breakfast Kitchen, Utility Room and integral Garage. On the first floor: Four Bedrooms (one En-Suite) and Family Bathroom.

Outside: To the front is spacious driveway with parking for approximately 3 vehicles. To the rear is a pleasant landscaped garden.

**LOCATION:**

The property is located in the popular Town of Droitwich with all of its amenities and offering easy access to the M5 motorway via Junction 5. The Town of Droitwich offers a range of benefits with shops, supermarkets, public houses and popular schooling.





### Directions:

From Worcester City centre proceed out along the A38 in the direction of Droitwich and into the village of Fernhill Heath. Continue through the village until you reach Martin Hussiantree. Continue through Martin Hussiantree in the direction of Droitwich. At the next roundabout take a right hand turn into Addyes Way. Continue along before taking the 2nd right into Showell Road, before taking a right again into Sandles Road. Continue along for a short while, where number 7 can be found on the left hand side.

WAM 6817

### Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



## 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:

**SITTING ROOM:**  
18'7" (into bay) max 16'6" min x 11'3"

**DINING ROOM:**  
11'4" x 9'8"

**KITCHEN:**  
13'6" x 10'5"

**UTILITY ROOM:**  
7'10" x 5'0"

**CONSERVATORY:**  
12'8" x 9'2"

**BEDROOM 1:**  
14'4" x 11'0" maximum 9'3" minimum

**BEDROOM 2:**  
11'0" maximum 9'4" minimum x 10'1"

**BEDROOM 3:**  
9'1" x 7'0"

**BEDROOM 4:**  
9'3" x 6'9"

**BATHROOM:**  
6'6" x 6'3"

**GARAGE:**  
17'7" x 8'8"

## Contact us:

Address:  
32 Sidbury, Worcester, WR1 2HZ