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Allan Morris

estate agents



7 Centenary Way, Copcut, Droitwich, Worcestershire, WR9 7TD

This well presented family home is being sold at a price to include carpets, curtains, light fittings and some of the furniture and offers beautifully landscaped gardens, a large single garage and two car driveway.



Price £325,000 'Furniture & Contents Included'

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Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677

Registered Office: 18 High Street, Bromsgrove, Worcestershire. B61 8HQ.



IMPORTANT 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 - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.

Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



- Detached family home
- Three bedrooms
- En suite shower room
- Family bathroom
- Reception hallway with fitted cloakroom
- Lounge
- Fitted kitchen & dining room
- Landscaped garden
- Large single garage
- PVC double glazing & gas CH

The property more particularly comprises:

An open porch with a wall light point and an obscure double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, understairs cupboard, freestanding cabinet, doors to lounge and kitchen/dining room, 'Karndean' flooring, radiator, ceiling light point and a door to:

FITTED CLOAKROOM

Having a white low flush w/c and wash hand basin with tiled splashback. 'Karndean' flooring, obscure double glazed window to front, radiator, extractor fan and a ceiling light point.

LOUNGE 16'0" x 10'7" (4.88m x 3.23m)

(Measurements include fireplace) having a feature fireplace with a contemporary electric fire, double glazed window to front, radiator, t.v. aerial point, telephone point, ceiling light point, two armchairs and dresser unit.

FITTED KITCHEN & DINING ROOM 17'9" x 10'3" (5.41m x 3.12m)

(Measurements include units) having a range of contemporary base and wall units with worktop surfaces, an inset single bowl/single drainer sink with vegetable preparation bowl, integrated dishwasher, recess with fitted washing machine, space with fridge/freezer, built-in electric oven and four ring gas hob with cookerhood over. 'Karndean' flooring, t.v. aerial point, wall mounted television, double glazed window to rear, twin double glazed French doors opening to the rear garden, radiator, eight inset ceiling spotlights and a cupboard housing the gas-fired boiler.

From the hallway, the stairs with balustrade lead up to the FIRST FLOOR LANDING having an access hatch to the loft, store cupboard, ceiling light point and a built-in airing cupboard.

BEDROOM ONE 12'4" x 9'4" < 11'3" (3.76m x 2.84m < 3.43m)

(Measurements include wardrobe & recess) having a double wardrobe, double glazed window to front, radiator, t.v. aerial point, ceiling light point and a door to:

EN SUITE SHOWER ROOM 9'6" x 3'5" (2.90m x 1.04m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Part tiled walls, vinyl flooring, towel rail radiator, extractor fan and three inset ceiling spotlights.

BEDROOM TWO 10'4" x 9'8" < 11'3" (3.15m x 2.95m < 3.43m)

(Measurements include recess) having a double glazed window to rear, radiator, double bed, chest of drawers and a ceiling light point.

BEDROOM THREE 8'6" x 8'1" (2.59m x 2.46m)

Having a double glazed window to front, radiator, t.v. aerial point, ceiling light point, two double wardrobes, dressing table and stool.

FAMILY BATHROOM 7'10" x 6'2" (2.39m x 1.88m)

(Measurements include units) having a white suite comprising: a low flush w/c; wash hand basin; and a panelled bath with shower and screen over. Part tiled walls, vinyl flooring, obscure double glazed window, towel rail radiator, shaver point, extractor fan and four inset ceiling spotlights.

OUTSIDE

LARGE SINGLE GARAGE 20'3" x 9'9" (6.17m x 2.97m)

(Door width 7'5" 2.25m) having an up-and-over metal door to front, door to the rear garden, concrete base, light and power points.

PARKING

To the front, the garage is approached over a tarmac drive along the side of the house, providing off-road parking for up to three cars.

GARDENS

The house stands behind a small lawn and two shrubbery beds and is approached over a paved pathway. From the drive, a gate opens to the private rear garden that has been landscaped by the current owners and briefly comprises: a paved patio across the rear of the house, with a raised sleeper bed, beyond which is a lawn with raised sleeper borders. To the rear of the garage there is a paved storage area with a timber garden shed.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: E

(Wychavon District Council)

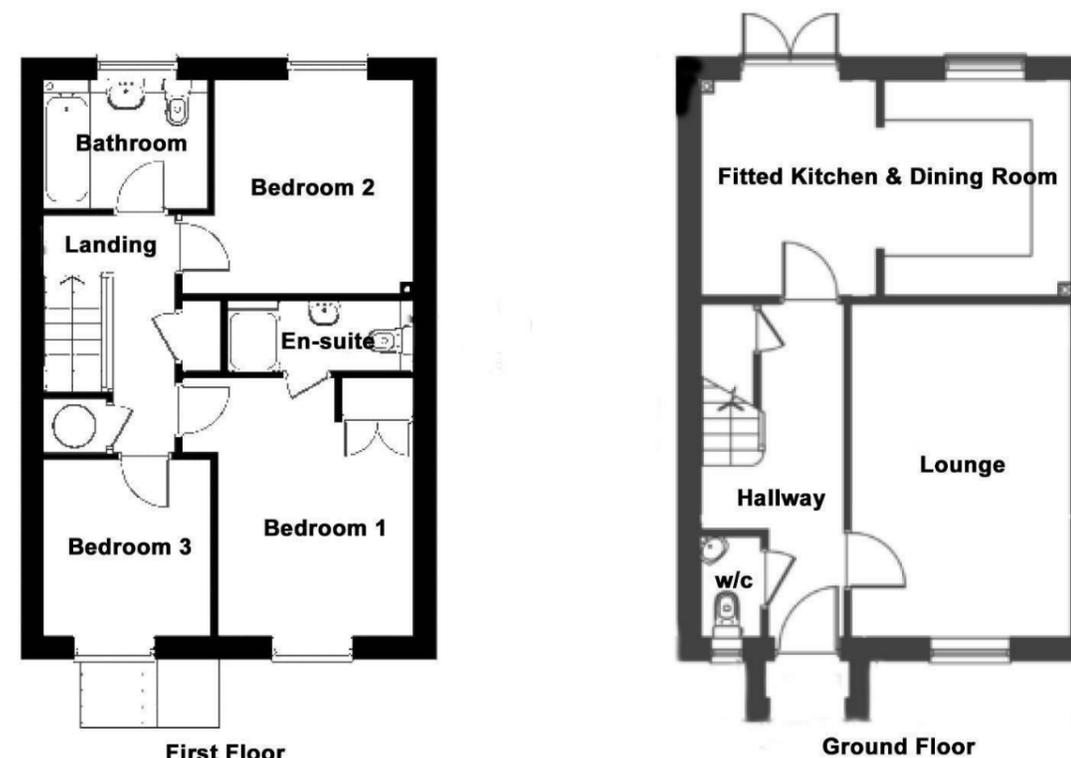
EPC RATING: B

(Energy Performance Certificate)

DIRECTIONS

From Droitwich town centre: take the B4090 Worcester Road. At the island take the third exit into Roman Way, then take the first exit at the next island into Copcut Boulevard. At the next island take the first exit into Centenary Way, where the property will be found on the left.

AMP:2269/D1



First Floor

Ground Floor

Not to scale. For general guidance and information purposes only.