

Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester



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.



# Allan Morris

## estate agents



14 Newland Drive, Droitwich, Worcestershire, WR9 7AE

This Freehold semi-detached bungalow has been extended to provide spacious and flexible accommodation of approximately 1,170sqft and is situated in a desirable residential area convenient for the facilities of the town.



**Price £350,000 'No Upward Chain'**

[ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

01905 969659

0121 445 5209

01527 874646

[www.allan-morris.co.uk](http://www.allan-morris.co.uk)



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.



- **Extended semi-detached bungalow**
- **1,170sqft**
- **Three double bedrooms**
- **Large bathroom**
- **Hallway**
- **Lounge**
- **Large sun lounge**
- **Fitted kitchen & dining room**
- **Detached garage**
- **Gas CH & PVC double glazing**

The property more particularly comprises:

A double glazed front door opening to the RECEPTION HALLWAY having door frame opening to the kitchen & ding room, doors to lounge, bathroom and beds one and two, built-in cloaks cupboard, radiator, telephone point, ceiling coving, two ceiling light points and an access hatch to the loft.

**LOUNGE 16'0" x 11'6" (4.88m x 3.51m)**

(Measurements include bay) having a feature fireplace with an electric fire, double glazed bay window to front, radiator, TV aerial point, ceiling coving, ceiling light point and twin double glazed French doors opening to:

**LARGE SUN LOUNGE 20'0" x 14'4" (6.10m x 4.37m)**

Having double glazed atrium roof window, two double glazed windows to front, two double glazed windows to side, double glazed windows to kitchen and bedroom one, twin double glazed doors to side, two electric radiators, and fourteen inset ceiling spotlights.

**FITTED KITCHEN & DINING ROOM 22'6" x 8'11" (6.86m x 2.72m)**

(Measurements include units) having a range of base and wall units with concealed lighting over work top surfaces, single bowl/single drainer sink with vegetable preparation bowl, integrated freezer, fridge, tumble dryer and washing machine, built-in microwave, electric oven and four ring gas hob with integrated cooker hood over. Part tiled walls, double glazed windows to rear and sun lounge, double glazed door to rear garden, door to bedroom one, radiator, ten inset ceiling spotlights and a cupboard housing the 'Worcester' gas-fired boiler.

**BEDROOM ONE 14'5" x 9'6" (4.39m x 2.90m)**

(Measurements include wardrobes) having a single wardrobe, drawer unit and display shelving to both sides of bed space with cupboards over. Double glazed windows to side and sun lounge, radiator, ceiling coving and ceiling light point.

**BEDROOM TWO 10'11" x 9'5" (3.33m x 2.87m )**

Having a double glazed window to front, radiator, ceiling coving and ceiling light point.

**BEDROOM THREE 10'11" x 9'0" (3.33m x 2.74m)**

Having a double glazed window to rear, radiator, ceiling coving and ceiling light point.

**LARGE BATHROOM 10'9" x 6'6" (3.28m x 1.98m)**

(Measurements include suite & recesses) having a white suite, comprising: a low flush w/c; pedestal wash hand basin; a corner bath with mixer tap and hand held showerhead; and a large shower cubicle. Tiled walls, obscure double glazed window to rear, radiator, shaver point, extractor fan and six inset ceiling spotlights.

**OUTSIDE**

**DETACHED GARAGE 18'2" x 9'2" (5.54m x 2.79m)**

(Door width 7'8" 2.34m) having a remote controlled roller shutter door to front, obscure double glazed windows to side and rear, obscure double glazed door to rear, concrete base, light and power points.

**PARKING**

To the front, the garage is approached over a drive providing off-road parking for two cars.

**GARDENS**

The bungalow stands behind front and side gardens that have been landscaped for ease of maintenance, comprising: ornate paving and block paving to the front and side, two small artificial lawns behind low hedging and three shrubbery beds. Between the bungalow and garage a gate opens to a useful paved storage area which extends across part of the rear of the bungalow and which opens into the private rear garden which is laid to gravel and paving for ease of maintenance and having a water tap.

**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: C, with an improvement indicator**

(Wychavon District Council)

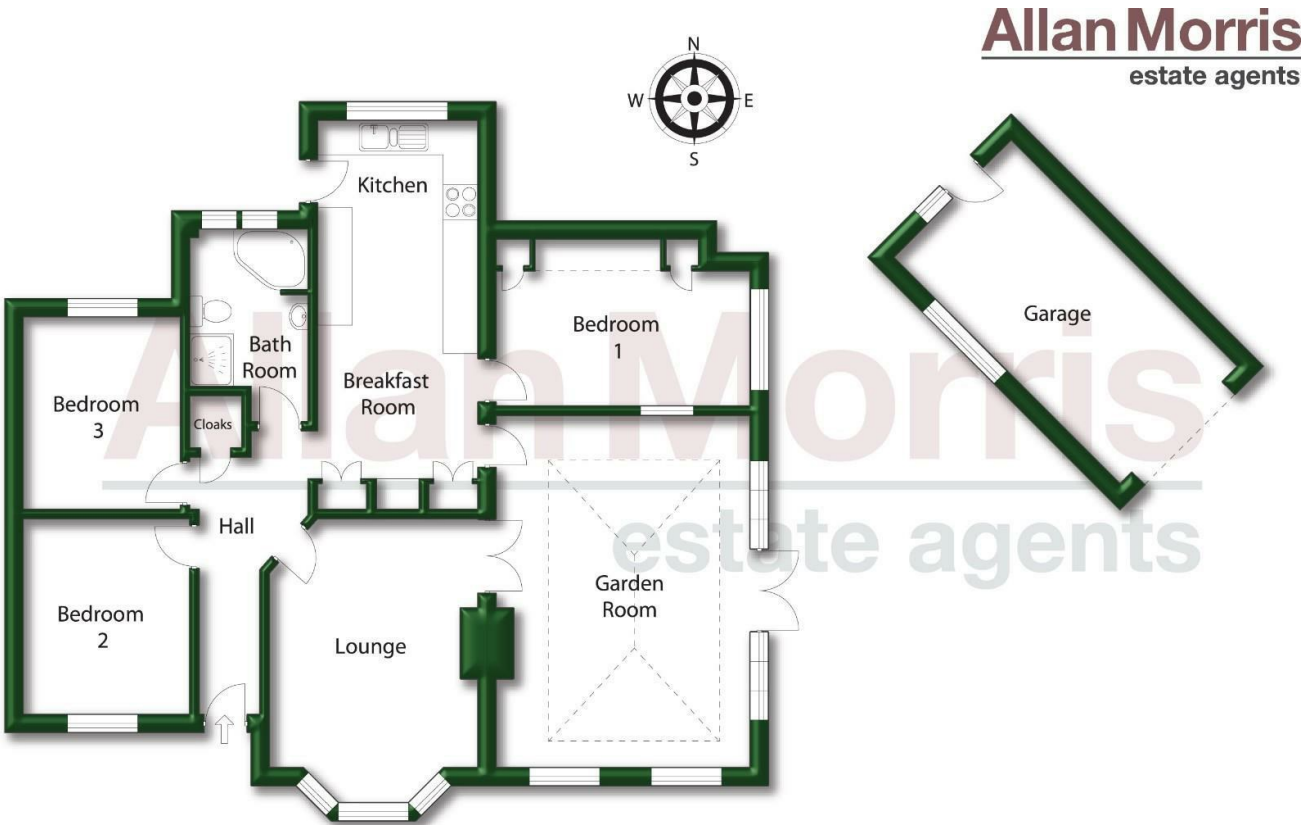
**EPC RATING: D**

(Energy Performance Certificate)

**DIRECTIONS**

From Droitwich town centre: take the B4090 Worcester Road, then take the fourth turning on the left into Tagwell Road. Then take the second turning on the right into Newland Road and immediate right into Newland Drive, where the property will be found on the right, as indicated by the agent's 'for sale' board.

AMP:2302/D1



**Allan Morris**  
estate agents