



**2 Berrill Close, WR9 7RG**

**£295,000**

**EPC: E**

OUSNAM INTRODUCE THIS BEAUTIFULLY PRESENTED DETACHED BUNGALOW OCCUPYING A CORNER PLOT WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA, boasting three double bedrooms, modern shower room, generous lounge, fitted kitchen and separate dining room, landscaped rear garden, garage and driveway provides ample parking. E P Rating D

Droitwich Spa is a historic town within the Wychavon district of northern Worcestershire which has become famous for its brine and salt production. The town offers excellent everyday amenities which includes a Waitrose store. There are an array of local pubs and an eclectic mix of traditional shops, a Farmers Market is also held regularly in Victoria Square. St Peters fields provides excellent park land as well as the Droitwich Spa lido. There are numerous footpaths that provide access to the surrounding countryside that includes walks along the canal. This cul-de-sac location provides easy access to the Town Centre, local amenities, Train Station and is also convenient for easy access to motorway networks of the M5, M42 and M40 corridors.

## DIRECTIONS

From the agents office head southeast on Victoria Square, At the roundabout, take the first exit onto St Andrew's Road. Turn right at Worcester Road bear left through next roundabout then turn left into Tagwell Road. Continue until the third right hand turning into Primsland Way, then take the first right hand turn into Suffolk Way and then the first left hand turn into Berrill Close and the property is located on your right hand side.

## SUMMARY

This well appointed detached bungalow offers generous accommodation to include:

- \* Entrance vestibule leading to the reception hallway with warm air vent, two useful storage cupboards, warm air heating system within a separate cupboard and doors leading to all rooms.
- \* Living room with feature electric fireplace, warm air vent and UPVC bow window. There is a separate dining room with warm air vent and UPVC window to the front.
- \* The contemporary style kitchen has a UPVC door and window onto the side elevation, warm air vent and is fitted with a range of wall, drawer and base units with work surfaces over and one and half bowl sink drainer with mixer tap. There is a freestanding gas oven with extractor hood over, integrated dishwasher, free standing american style fridge freezer and space for washing machine.
- \* There are three double bedrooms all of which have warm air heating vents and UPVC double glazed windows. The master bedroom has built in mirror fronted wardrobes and the third bedroom has UPVC patio door out onto the garden.
- \* The modern shower room is fitted with a wash hand basin set within a vanity unit having a variety of cupboards and drawers, a low level wc and generous walk in shower cubicle with Mira shower, two obscure double glazed windows and electric heated towel rail.
- \* Outside the property boasts a beautiful well established mature garden which is enclosed by wooden panel fencing and features a paved patio area extending across the rear and round to the side gate. The lawn is bordered by an abundance of flowers, trees and shrubs and there is a further patio area at the end of the lawn. There is a decorative gravel area stretching round to the other side of the bungalow with hard standing suitable for a shed.
- \* The driveway provides ample parking with a lawn area to one side and leads to the front entrance, side gate and garage which has power and lighting.

## GENERAL INFORMATION

**SERVICES** All mains services are available. Central heating is provided by the warm air system located in a cupboard in the hallway.

**TENURE** the agent understands the property is Freehold.



Entrance Vestibule

Entrance Hallway

Lounge

16' 0" x 11' 8" (4.88m x 3.56m)

Kitchen

12' 3" (3.73m) x 8' 9" max 6' 2" min (2.67m max 1.88m min)

Dining Room

11' 4" x 9' 0" (3.45m x 2.74m)

Master Bedroom

13' 3" to wardrobes x 9' 9" (4.04m to wardrobes x 2.97m)

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom Three

11' 9" x 8' 7" (3.58m x 2.62m)

Shower Room

11' 9" x 5' 5" (3.58m x 1.65m)

Garage

16' 4" x 8' 2" (4.98m x 2.49m)



TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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## THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

## FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

## PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

## GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

## REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.