



QualitySolicitors
Parkinson Wright
Estate Agents



Meadow Road, Droitwich, WR9 9BZ

£950 PCM

- End Terrace
- Kitchen
- Two Double Bedrooms
- Front & Rear Gardens
- Gas Central Heating
- Lounge/Dining Room
- Conservatory
- Bathroom
- Driveway For Two Cars
- AVAILABLE IMMEDIATELY

217 Meadow Road, Droitwich WR9 9BZ

An end terrace property with two double bedrooms situated in a convenient location for Droitwich town centre & with easy access to the M5 motorway.



Council Tax Band: B





LOCATION & DESCRIPTION

Occupying a prime position in a desirable cul de sac within easy reach of Droitwich Spa. Droitwich has an array of facilities including a railway station, two golf clubs, lido park, theatre and other leisure pursuits close at hand. The property offers deceptively spacious accommodation.

The property briefly comprises of hallway, kitchen, lounge/diner with patio doors leading into the conservatory. The landing leads to two double bedrooms one with a fitted storage cupboard and a fitted bathroom having a three piece white suite with shower over the bath. The garden has an initial patio and lawn. Access is via a wooden front door opening into:-

RECEPTION HALL

Ceiling light, radiator, stairs to the first floor and doors to:-

KITCHEN

9'8 x 5'4

Ceiling light and a front facing window. The kitchen consists of a range of wall, base and drawer units, newly fitted roll top work surface over, stainless steel sink with matching drainer and mixer tap, newly fitted four ring electric hob with built in oven under and space for a washing machine and fridge/freezer.

LOUNGE/DINING ROOM

14'2 x 11'9

A good size space which combines lounge and dining areas with ceiling light, radiator, rear facing glazed window and door opening into the conservatory.

CONSERVATORY

Rear and side facing windows over looking the garden with an opaque roof. Patio doors open onto a slabbed area.

LANDING

Ceiling light, side facing window, loft hatch and doors to-

BEDROOM ONE

11'9 x 8'6 (both max)

Ceiling light, front facing window, radiator and useful storage cupboard also housing a wall mounted boiler.

BEDROOM TWO

11'8 x 8'8

Another double bedroom with ceiling light, rear facing window and radiator.

BATHROOM

6'3 x 5'6

Ceiling light and radiator. There is a three piece white suite consisting of bath with shower over, wash hand basin and low level W.C.

OUTSIDE

To the front of the property is a lawned front garden, a tarmac driveway provides off road parking for two cars and leads to the front door. There is a separate side pedestrian access to the rear via a wooden gate.

SERVICES

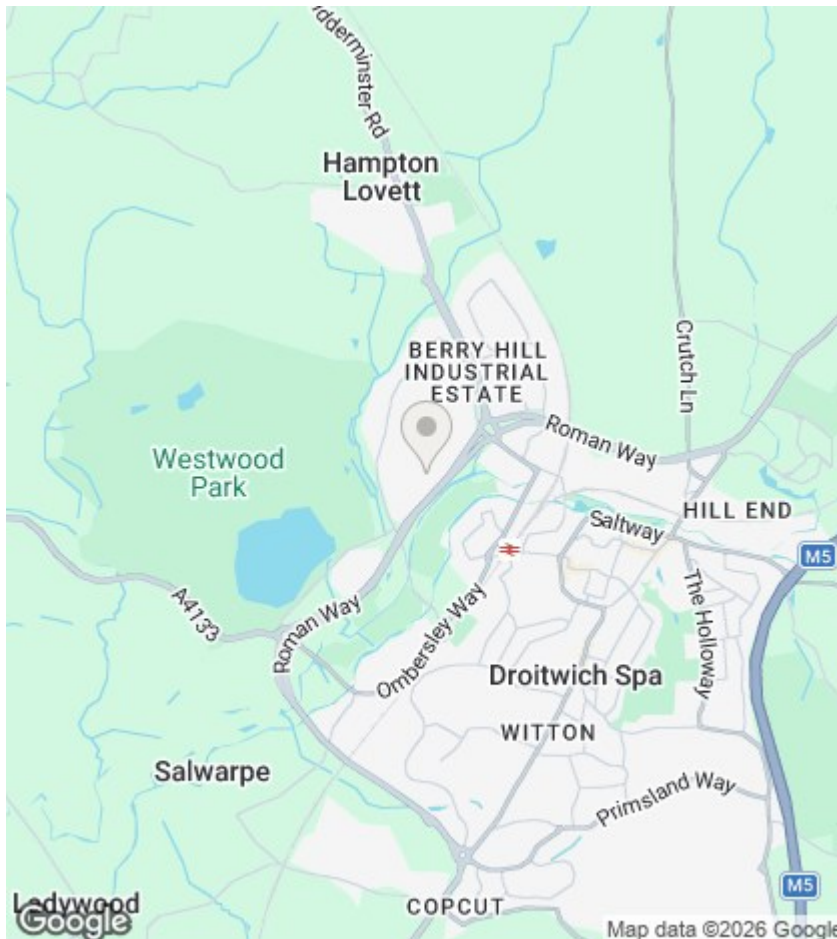
We believe all mains services are connected to the property but have not been verified.

RENT

£950 per calendar month exclusive.

DEPOSIT

One months rent = £950.00.



Viewings

Viewings by arrangement only. Call 01905 425167 to make an appointment.

EPC Rating: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

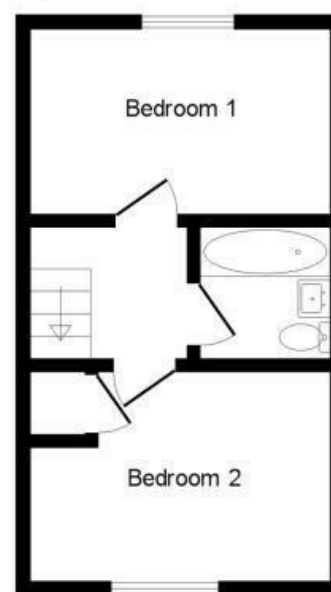
Gross internal area: 39.4 m² (424.3 ft²)
Net internal area: 37.5 m² (403.7 ft²)



This plan is for illustrative purposes only. Plan not to scale.

Ground Floor

Gross internal area: 29.4 m² (316.7 ft²)
Net internal area: 27.4 m² (294.7 ft²)



First Floor