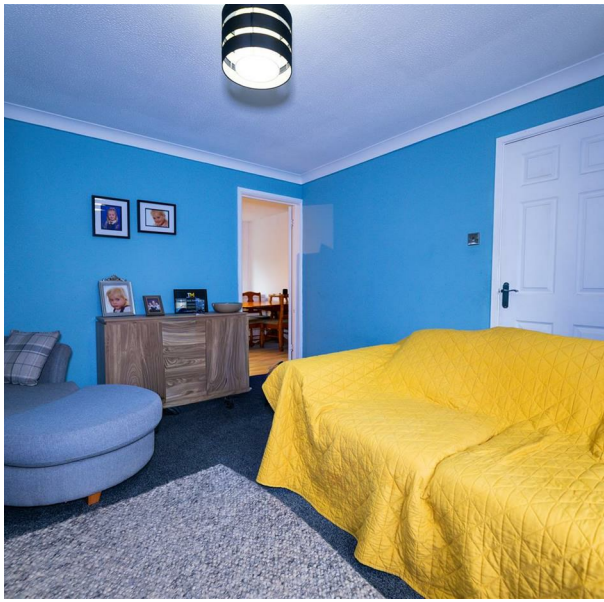
**Westbury Avenue, Droitwich, WR9 0RT**
**Offers In The Region Of £255,000**

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# Westbury Avenue, Droitwich, WR9 0RT

## Offers In The Region Of £255,000
## Council Tax Band: B

Open House are pleased to bring to the market this three bedroom semi-detached home on Westbury Avenue, Droitwich. With well balanced accommodation over two floors, off road parking and a large rear garden, the property would suit first time buyers, families and investors alike.

The front door sits under a canopy porch and opens into the entrance hall, with stairs rising to the first floor. The lounge is at the front of the house, with a large window and a feature fireplace. To the rear is the kitchen diner, the heart of the home. It has modern grey shaker style units, wood effect worktops, and an integrated oven with gas hob and extractor over. There is space for appliances and a family dining table. Windows and a glazed door open onto the garden. Understairs storage is reached from the kitchen.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom has a built-in wardrobe and a storage cupboard. Bedroom two is a good sized room overlooking the garden. Bedroom three is ideal as a single bedroom, nursery or home office. The bathroom has a three piece suite of bath, WC and wash hand basin.

At the front, a lawned garden has a pathway to the front door, and a paved driveway runs along the side of the house for off road parking, with a gate to the rear. The rear garden is fully enclosed by timber fencing and is a real feature of the home. It has a paved patio by the house, ideal for outdoor dining, a large lawn and a timber storage shed at the far end.

Westbury Avenue is a popular residential road on the west side of Droitwich, within easy walking distance of St Joseph's Catholic Primary, Chawson First School, Westacre Middle School and Droitwich Spa High School and Sixth Form. Droitwich Spa Leisure Centre and the Chawson Valley playing fields are close by, and the town centre, Droitwich Spa railway station and the M5 are all within easy reach. Early viewing is highly recommended.

### Lounge
15'0" x 11'8" (4.58 x 3.58)
UPVC double glazed window to the front, feature fireplace, door to the kitchen diner.

### Kitchen Diner
15'3" x 11'5" (4.65 x 3.5)
Fitted with a range of modern grey shaker style wall and base units with wood effect worktops and tiled splashbacks. Stainless steel sink with mixer tap set beneath a window. Integrated electric oven with four ring gas hob, glass splashback and extractor hood over. Space and plumbing for washing machine and dishwasher, space for a fridge freezer. Wood effect flooring, ceiling spotlight bar, dining area with UPVC double glazed windows to the rear [and door to the garden]. Under stairs storage cupboard.

### Bedroom One
13'11" x 8'7" (4.26 x 2.64)
UPVC double glazed window to the front, built-in wardrobe, storage cupboard

### Bedroom Two
12'2" x 8'7" (3.71 x 2.64)
UPVC double glazed window to the rear.

### Bedroom Three
9'1" x 6'8" (2.77 x 2.05)
UPVC double glazed window to the front.

### Bathroom
6'8" x 6'6" (2.05 x 1.99)
Three piece suite comprising panelled bath with shower over, WC and wash hand basin.



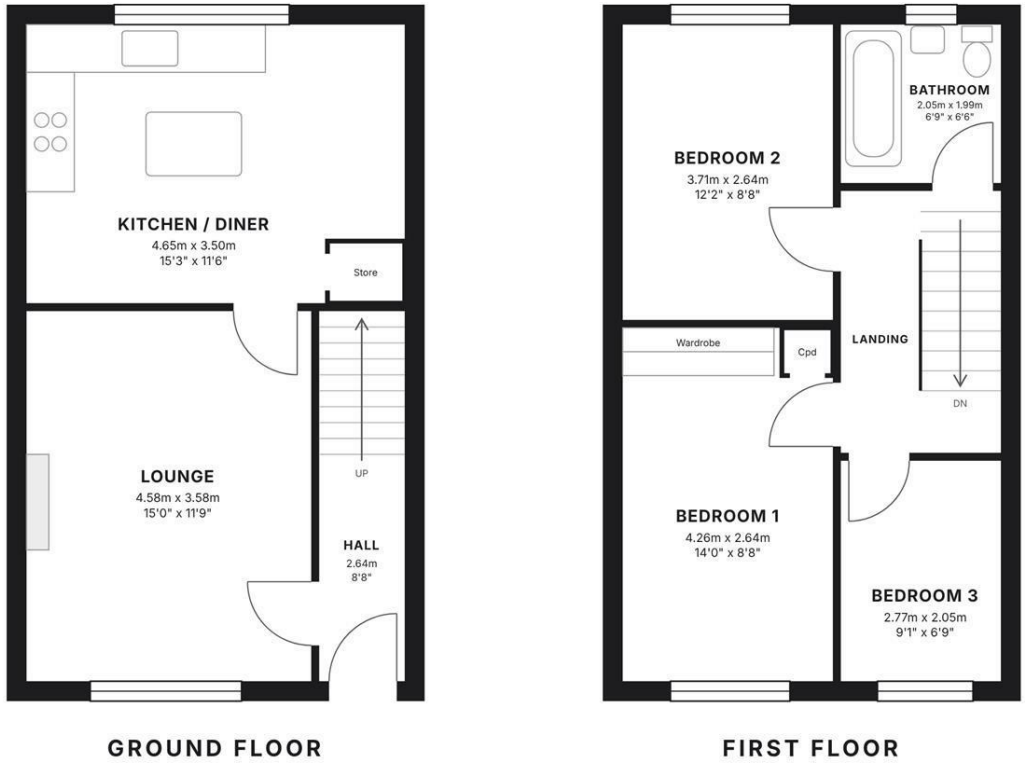

Friends





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GROUND FLOOR

FIRST FLOOR

**Approximate total area: 78 sq m (844 sq ft)**

Floor plan for illustration purposes only and not to scale. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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