

Connells

Shepherds Hill
Droitwich

# Shepherds Hill
# Droitwich WR9 9DG

For Sale
**£90,000**

## Property Description

situated on the outskirts of Droitwich is a ground floor maisonette with gardens to the front and rear and having no onward chain. The property has hall, kitchen, sitting room, inner hall, bedroom, bathroom and study.

There is access to local amenities, transport links and Droitwich Town Centre.

## Location

Droitwich

This home is situated on the outskirts of the Spa town of Droitwich. There are close amenities with the town centre, set around Victoria Square, having a range of local and high street retailers and regular farmers markets. There is a Morrisons and Waitrose within the Town Centre however for all of your extra needs there is a large retail park within driving distance. Droitwich has a Lido, perfect for a day out with the kids.

There are several schools including First, Middle and High Schools providing a range of education all with Good or above Ofsted ratings. There are several transport links including Junction 6, M5 motorway, Droitwich Railway Station providing links to Birmingham and Worcester and regular bus services going to Droitwich town and Worcester.

## Accommodation Details

A ground floor maisonette with gardens to the front and rear, hall, sitting room, kitchen, inner hall, bedroom and bathroom and study.

## Property Details

## Approach

The property is approached via part glazed front into hall.

## Inner Hall

Ceiling light, door into kitchen.

## Kitchen

Side facing uPVC double glazed window, single drainer sink, a range of floor and wall mounted units, appliance space for cooker, washing machine, tumble dryer and space for under counter fridge, ceiling light, door to sitting room.

## Sitting Room

Front facing uPVC double glazed window, coving to ceiling, ceiling light, door to inner hall.

## Inner Hall

Ceiling light, door to bedroom, bathroom and study.

## Bedroom

Rear facing uPVC door to rear garden, ceiling light.

## Study

Side facing uPVC double glazed window, ceiling light.

## Bathroom

Side facing uPVC window, bath with shower, WC, wash hand basin, ceiling light, part tiled walls.

## Outside

## Outside Front

To the front is a lawned garden with established shrubs and pathway to the front door.

## Outside Rear

To the rear is a low maintenance garden with decked sun terrace, astroturf area.

To view this property please contact Connells on

**T 01905 724555**
**E warndonvillages@connells.co.uk**

Ankerage Green
WORCESTER WR4 0DZ

**directions to this property:**
Upon approaching Droitwich from Worcester at the Copcut roundabout turn left onto Roman Way and follow for sometime at the next roundabout turn left onto Westwood Road, turn left into Shepherds Way and turn right into Shepherds Hill, where the property is found at the head of the Cul De Sac.

EPC Rating: D | Council Tax Band: A | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

**view this property online connells.co.uk/Property/WVL307839**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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