Philip Laney & Jolly



65 Cuckoo Close, Droitwich, WR9 7GH

Guide Price £400,000

3 2 1 B

** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL **
Philip Laney & Jolly Worcester are delighted to present this beautifully presented three-bedroom detached family home, ideally situated within the sought-after Cuckoo Close development in Droitwich.

Offering a superb combination of style, comfort and practicality, the property welcomes you with a bright entrance hallway leading through to a spacious and light-filled living room, creating an ideal setting for both everyday living and entertaining. The well appointed kitchen/dining room provides an excellent space for family meals and social occasions, with views over the rear garden.

Upstairs, the home offers three generous double bedrooms, including a well-proportioned principal bedroom benefiting from its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, providing comfortable accommodation for families and guests alike.

Outside, the enclosed rear garden offers an attractive space to relax, entertain or enjoy outdoor family life. The garage has been partly converted to create a versatile home office, perfect for those working remotely, while retaining useful storage space. To the front, a driveway provides off-road parking for up to three vehicles.

Further benefits include double glazing, gas-fired central heating and the significant advantage of being offered for sale with no onward chain, allowing for a straightforward purchase.

This is an excellent opportunity to acquire a move-in-ready family home in a popular residential location, conveniently positioned for local amenities, schools and transport links.

EPC: B Council Tax Band: E Tenure: Freehold

Entrance
Composite front door with obscure double glazed side panels.

Entrance Hallway
Radiator and ceiling light point. Stairs rising to first floor.

W C
Low level WC and wash hand basin. Ceiling spotlights and extractor.

Living Room
Double glazed window to the front and side aspects. Built-in remote electric fire. Understairs storage cupboard. Two radiators and two ceiling light points.

Kitchen Diner
Double glazed windows to front and side aspects. patio doors opening to the rear garden. Fitted with a range wall and base units with breakfast bar. Integrated fridge freezer, Siemens oven/microwave, induction hob with Siemens hood over, wine cooler and integrated dishwasher. Sink and drainer. Ceiling spotlights and two radiators.

First Floor Landing
Double glazed window to rear aspect. Radiator. Loft access. Airing cupboard with radiator.

Bedroom One
Double glazed window to side aspect. Built-in wardrobes. Radiator and ceiling light point.

En-Suite
Walk-in shower cubicle, mirrored vanity unit with wash hand basin and low level WC. Chrome heated towel rail. Ceiling spotlights. Extractor and shaver point. Tiled walls and floor.

Bedroom Two
Double glazed window to side aspect. Built-in wardrobe. Radiator and ceiling light point.























Bedroom Three
Double glazed window to front aspect. Built-in wardrobes. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to front aspect. Panelled bath with glazed screen and shower over, wash hand basin and low level WC. Chrome heated towel rail. Tiled walls and floor. Extractor and three ceiling spotlights.

Rear Garden
Initial patio area with additional patio seating behind the garage. Remaining area laid to lawn and enclosed by timber panel fencing . Double glazed doors gives access to converted garage providing ideal office/study space. Outside tap and lighting. Gated access to parking area.

Garage/Storage
Up and over door. Part converted with office that benefits from power and lighting.

Parking
Parking for two cars to the front of the property.

COUNCIL TAX WYCHAVON
We understand the council tax band presently to be : E
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Freehold
We understand that the property is offered for sale Freehold. There is an annual estate charge of £262.60

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently that Full Fibre Broadband is available to order now at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

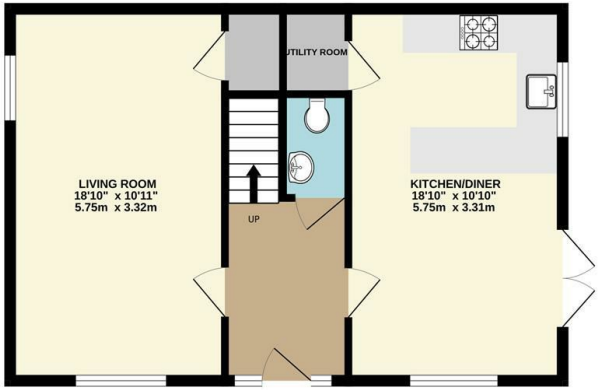
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

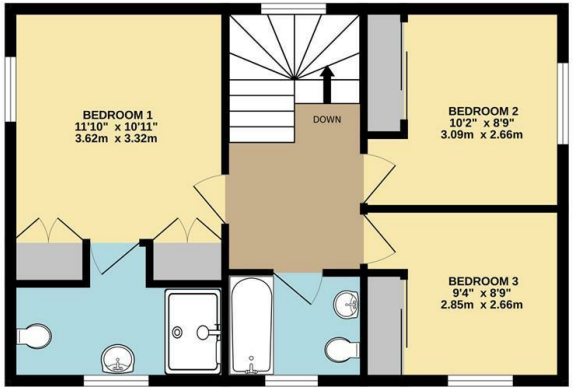
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings
Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.

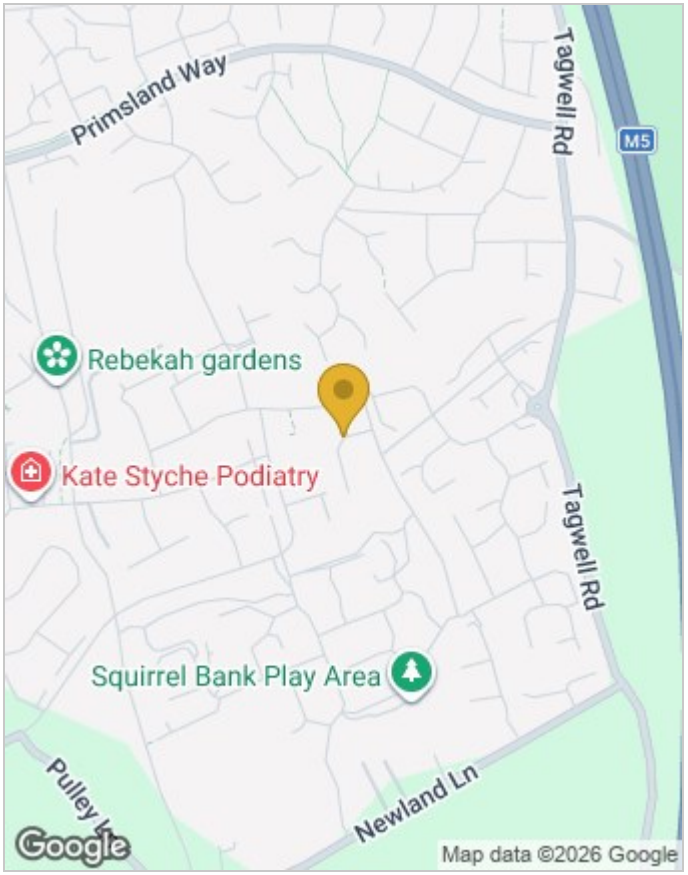
GROUND FLOOR

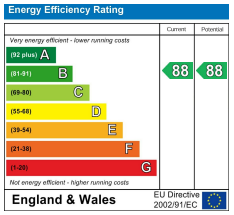


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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