



13 St Peters Road, Droitwich,  
Worcestershire WR9 7BJ



A fantastic three-storey Victorian semi-detached family home located in a sought-after area on the outskirts of Droitwich Town Centre, offering easy access to local schools, leisure, and shopping facilities.

If your dream family home had four great sized bedrooms and plenty of space downstairs for the whole family to be together and you really wanted gorgeous period features then this is the home you should be viewing.

The living room has a bay window to the front aspect, wooden floorboards, and a Victorian open fireplace. The sitting room, which faces to the rear, was once upon a time a Dining Room but is currently used as a study room, and features another Victorian open fireplace.

The stunning and light open plan kitchen is well-equipped, with an Aga and opens out in to the Dining area, which also allows you access to your rear garden.

The first floor consists of three double bedrooms with bedroom 3 having an en-suite shower room. The second floor features an additional double bedroom too.

Externally, there is an enclosed garden benefitting from two paved patio areas, perfect for family gatherings when the sun is shining.

FREEHOLD

Council Tax Band E - Wychavon Council.







**Agents Note**

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.

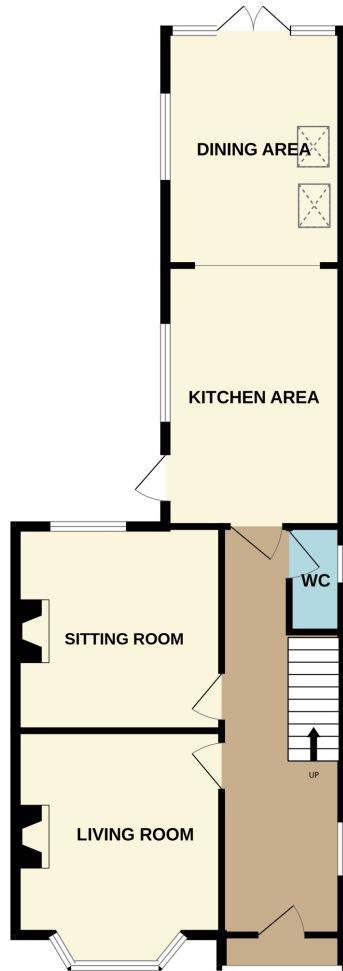


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**General Information**

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

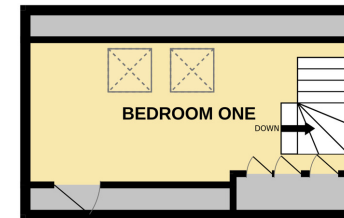
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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