

36 Woodmans Place, Droitwich,
Worcestershire WR9 9ER

A two bedroom property offered for sale with no onward chain, with the potential of a 7.5% return as a buy to let (£750pcm).

The home is just over a mile of the town centre & it's amenities to include the thriving Norbury Theatre, independent shops & boutiques, beauty salons, cocktail bars, bars & restaurants. There is a wide range of supermarkets - LIDL, ALDI & Waitrose, alongside leisure facilities, the historic Lido & Droitwich Spa Hospital.

In 35 minutes from Droitwich Spa train station, you can be in Birmingham & in just over 2 hours, you can be in London.

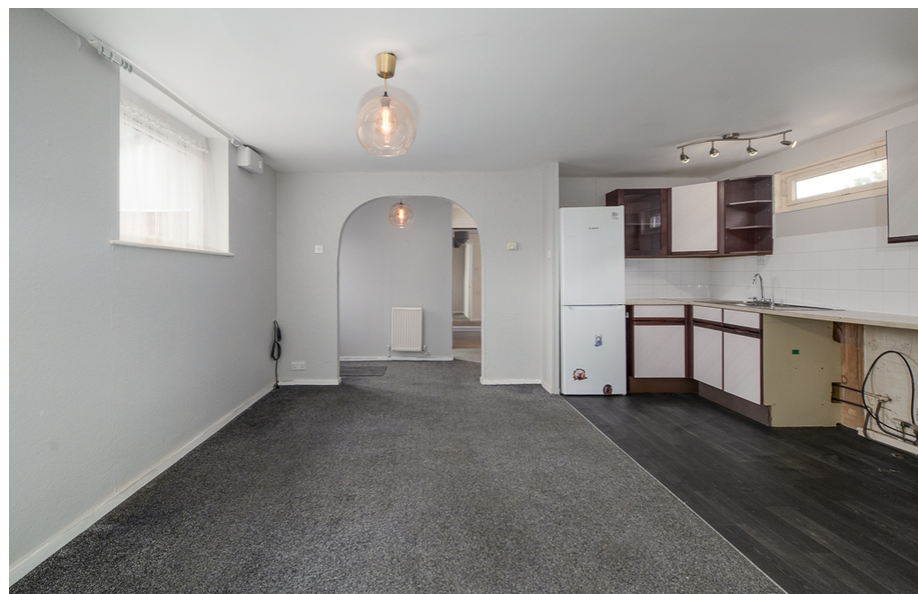
This first floor maisonette comprises; Entrance hallway into the lounge, both bedrooms & the bathroom. The bathroom has a contemporary white suite, with a W.C, pedestal wash basin & bath with shower over. From the living area is access into the kitchen which has a range of base & wall units, sink & drainer, oven & space for white goods. There are communal areas for residents to enjoy, mainly laid to lawn. The home is walking distance of canal-side walks, Vines Park & the nature reserve - Droitwich community woods.

Residents parking is available on a first come, first served basis.

The vendor has advised there are 94 years left on the lease & the service charge / ground rent is £456.69 per annum.

LEASEHOLD

Council Tax Band A - Wychavon Council





Agents Note

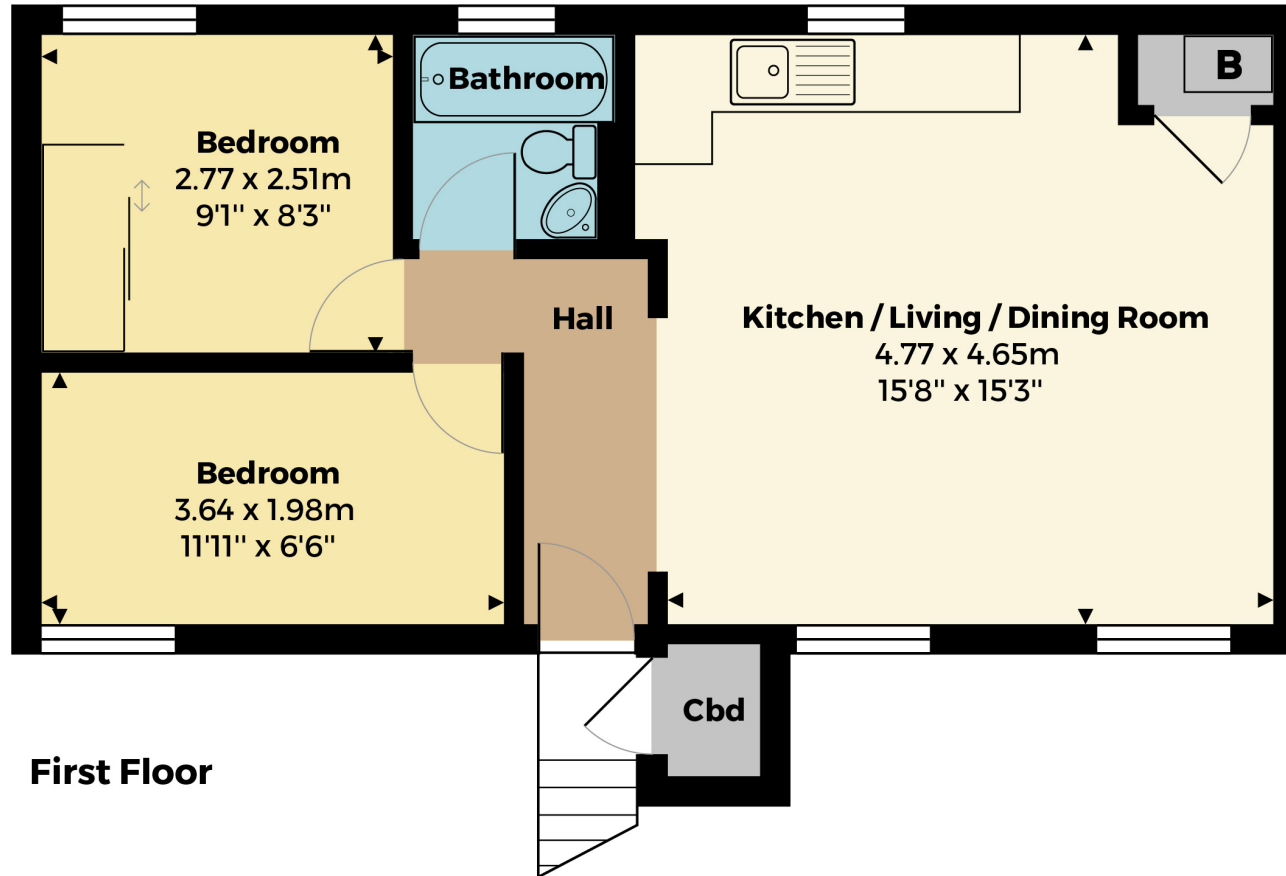
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



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.

All measurements are approximate and for display purposes only



First Floor

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