

2 Bed Semi-Detached In Gresley Way Copcut, Droitwich, WR9 7JD £63,750





## SHORT DESCRIPTION

Property Ref: 15037 Two-Bedroom Semi-Detached Home | Shared Ownership Opportunity | Private Drive & Generous Garden – Gresley Way, Copcut, Droitwich WR9. A fantastic opportunity to get on the property ladder with this well-presented two-bedroom semi-detached home, available on a shared ownership basis and situated in the sought-after Copcut area of Droitwich. This delightful property offers comfortable, modern living and is ideal for first-time buyers or small families. The accommodation comprises a bright and spacious living room, a modern fitted kitchen, and a stylish family bathroom. Upstairs, you'll find two well-proportioned bedrooms, perfect for relaxation and rest. Externally, the home boasts a private driveway with space for two cars, and a generously sized rear garden – ideal for outdoor entertaining, gardening, or simply enjoying some peace and quiet. Located on Gresley Way, the property benefits from excellent local amenities, schools, and transport links, while enjoying the peaceful residential setting of the popular Copcut development. Key Features: Two-bedroom semi-detached home Shared ownership scheme Spacious living room Contemporary kitchen and bathroom Private driveway for two vehicles Wide, enclosed rear garden Sought-after Copcut location Easy access to Droitwich Spa town centre and the M5 motorway Don't miss your chance to secure this charming home – contact us today to arrange your viewing!. Property Type: Semi-detached Full selling price: £255000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 25% Share price: £63750.00 Monthly rent based on 25% share: £481.47 Staircasing allowable: Yes Remaining lease (In Years): 122 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £391.20 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathroom, and Living Room Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Driveway, Private, Off street Heating Type: Double Glazing, Oil Possession of the property: Occupied

2

Bed Room(s)

1

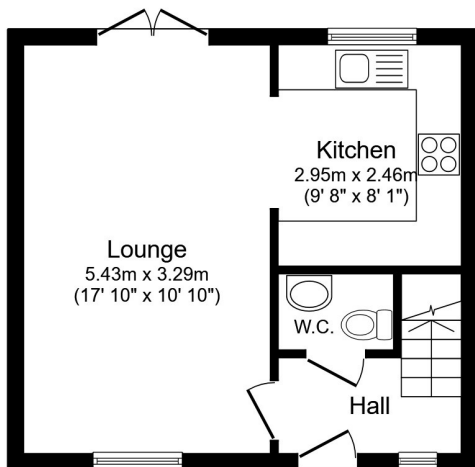
Bath Room(s)

1

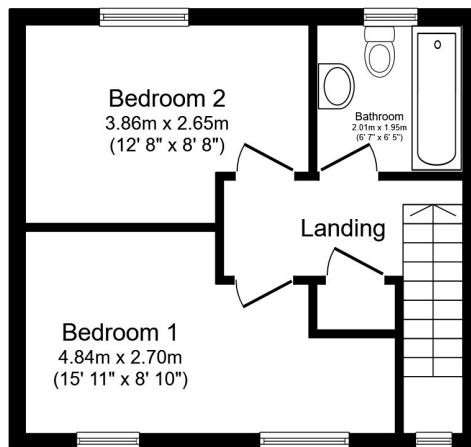
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**



**First Floor**

Total floor area 63.5 sq.m. (684 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (<http://www.99home.co.uk/>) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (<http://www.99home.co.uk/>)

