

GUIDE PRICE
£220,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
17th February 2021



81-83 Crofters Close, Droitwich, WR9 9HT

Former care home with potential for development

Bid1.

Property Summary

- Freehold
- Established residential location
- Close access off the A442 Kidderminster Road
- Current layout provides 13 principle rooms
- Development/alternative use opportunity

Location

Droitwich Spa is a historic spa town in northern Worcestershire, situated on the River Salwarpe as well as two canals. Droitwich is situated approx 22 miles south of Birmingham and 7 miles to the north of Worcester, and lies alongside and just to the west of the M5 between junctions 5 and 6. There are rail services from the town to Birmingham, Worcester, Kidderminster and Stourbridge. The property lies upon the northern side of the town centre, within an established residential area with easy access off the A442 Kidderminster Road. The main rail station is nearby.

Description

The property lies within and fronts a quiet residential close with three other pairs of residential properties all fronting the road and facing a green area. The property occupies a corner plot and comprises a pair of two storey semi detached houses built of brick that have been linked, together with extensions to one side and the rear. There is an adjoining lock up garage. The property has been arranged to provide a small care home with 8 bedrooms and shared living accommodation over two floors linked by two staircases and a lift (not tested). The property has been maintained in reasonable repair and part compliant. To the rear, with direct street access is a paved area with banked grassed garden.

Accommodation

Accommodation Summary:

Ground:
Kitchen, Dining room, Lounge, Office, Living room, Bathroom, two bedrooms, stores and ancillary

First Floor:
Five bedrooms, 2 Bathrooms, WC
External:
Lock up garage/store and rear garden



Tenure

Freehold with vacant possession

Planning

A Pre App report has been prepared indicating potential for conversion to an HMO or three dwellings - see legal pack for details



These Particulars were downloaded from BidX1.com. Buyers are strongly advised and assumed to have returned to BidX1.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidX1.com for limitations regarding the liability of BidX1.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidx1.com



Contact BidX1

Simon Riggall FRICS

simon.riggall@bidx1.com

+44 (0) 7732 681 151