



542 CHESTER ROAD SOUTH
Kidderminster, Worcestershire, DY10 1XH



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Guide Price: £649,950



**AN EXCELLENT OPPORTUNITY TO
ACQUIRE A WELL-PRESENTED
FOUR-BEDROOM HOUSE**

- Four double bedrooms, three ensembles
- Large garden with garden room
- Well-presented throughout
- Off street parking
- Convenient location for commuting

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
£649,950**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located in Chester Road South, a popular, well-established residential area, approximately 1.5 miles south-east from Kidderminster town centre, with good commuting links to the M5 and M54. 542 Chester Road South is also within walking distance of Kidderminster Train Station. The property is within excellent distance to the local Primary and Secondary School as well as a wide range of facilities including supermarkets, restaurants and health care amenities. The property also benefits from bordering The Kidderminster Golf Club.

THE PROPERTY

542 Chester Road South is a modern, well-presented detached family home. The property comprises of four double bedrooms, two good-sized reception rooms, a fitted kitchen and separate utility.

At the front of the property is the living room, benefitting from a log burner and dual aspect windows with views to the front and rear elevations. An additional large garden room can also be accessed via the living room and offers a light and spacious entertaining space with bifold doors opening out into the garden.

Upstairs offers four bright and spacious bedrooms, three of which are ensuite as well as a family shower room.

Outside the property benefits from a large, paved driveway leading to a double garage and flower beds to the front. To the rear of the property offers a large family garden, a good size patio and outbuildings ideal for storage.

542 Chester Road South has gas central heating and UPVC windows throughout.

SERVICES

The property is connected to mains electricity, mains water and mains gas. Foul waste is serviced by the mains sewer.



TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be available on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights of way whether public or private, light support drainage water and electricity supplies together with all the rights of way obligations, easements and wayleaves, whether referred to in these particulars or not.

MONEY LAUNDERING REGULATIONS

Within the terms of the Money Laundering Regulations (MLR2017) all potential purchasers making an offer will be required to produce two forms of identity, acceptable examples are a recent utility bill and photographic ID (passport or photographic driving licence).

COUNCIL TAX

Local Authority is
Wyre Forest District Council
Finepoint Way
Wyre Forest House
Kidderminster
DY11 7WF

Council Tax Band: F

DIRECTIONS

From Worcester Cross Ringway take the A448 Bromsgrove and continue up Comberton Road past the Railway Station. Turn right at the traffic lights onto Chester Road South. 542 Chester Road South is positioned on the left-hand side indicated by the agent's For Sale board.

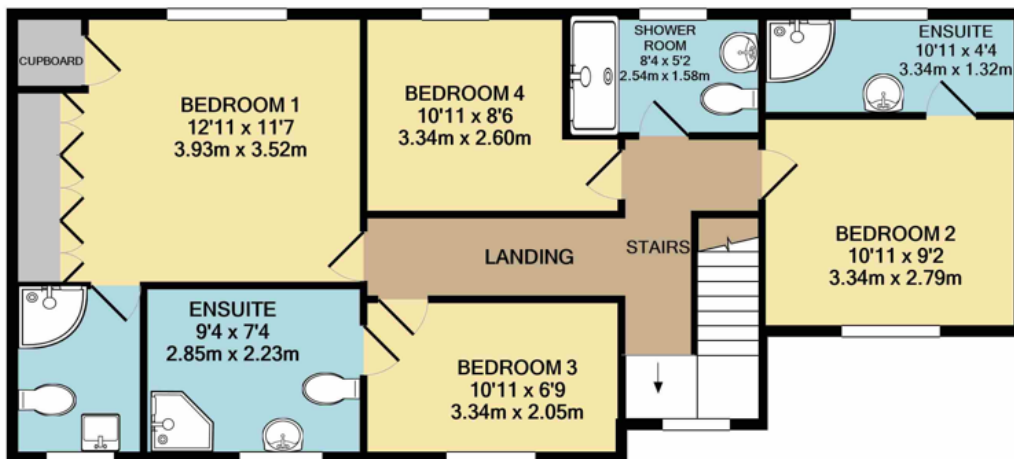
VIEWING

Strictly by prior appointment with the selling agents.







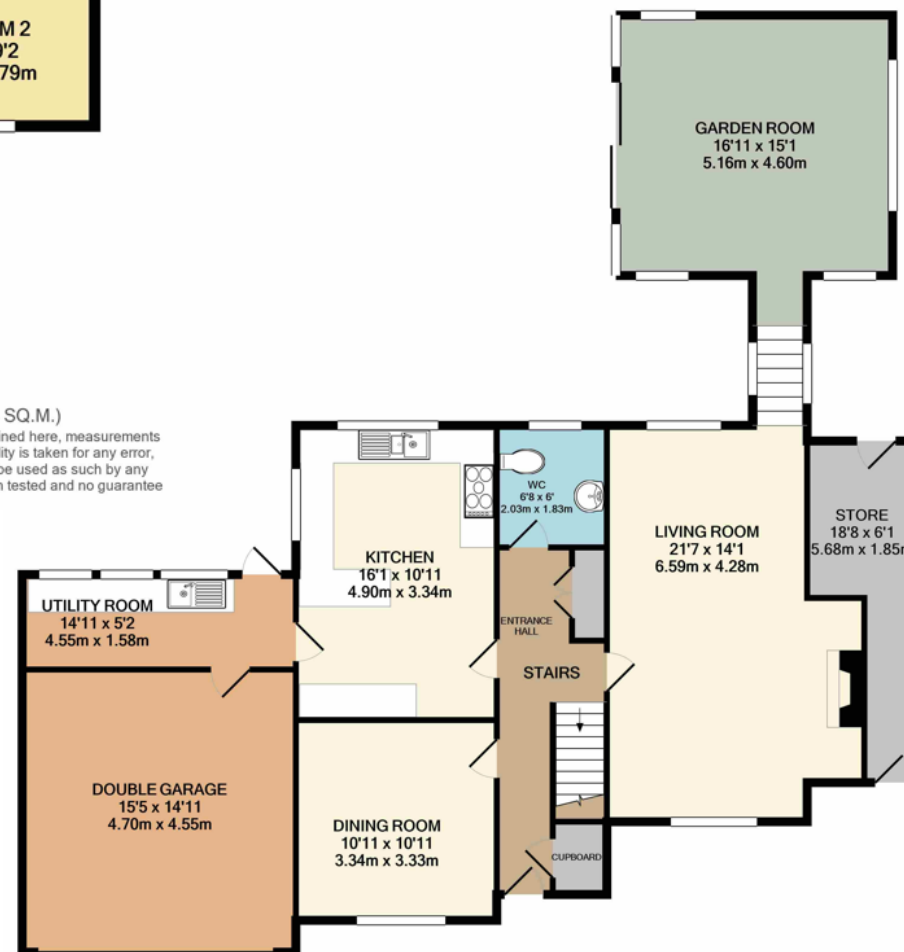


1ST FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.8 SQ.M.)

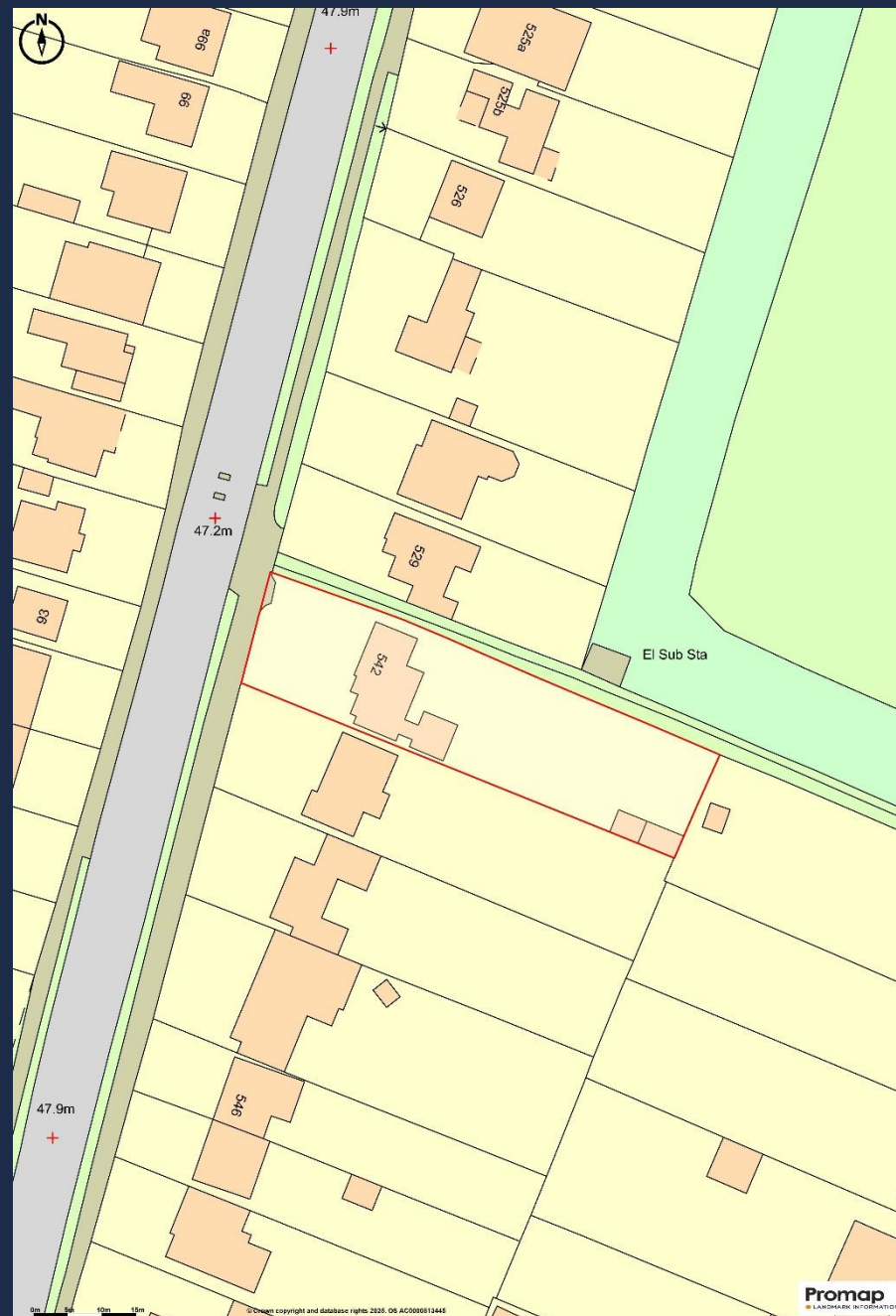
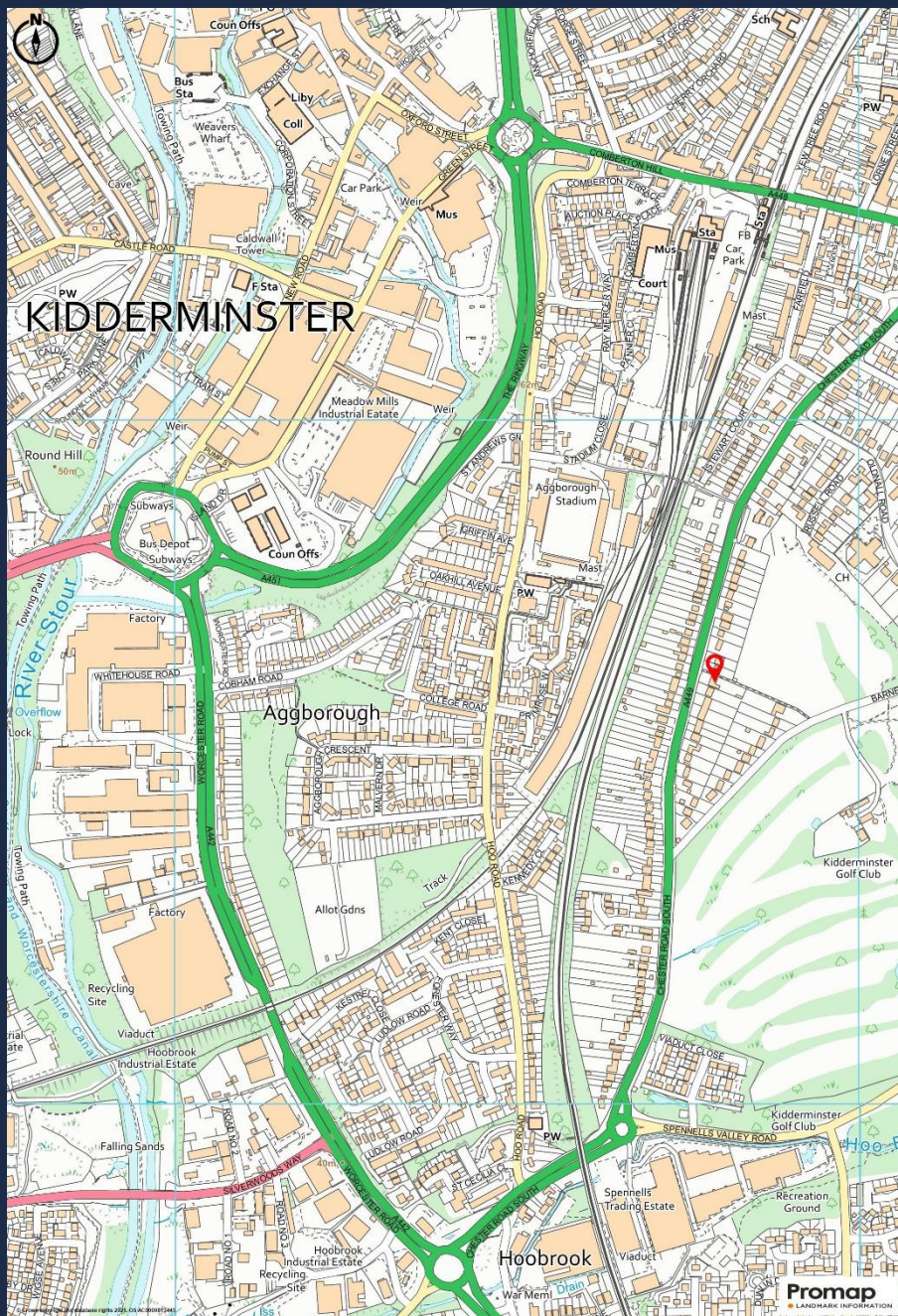
TOTAL APPROX. FLOOR AREA 2086 SQ.FT. (193.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 1345 SQ.FT.
(125.0 SQ.M.)



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