



For Sale: £275,000. Freehold
Chaucer Crescent, Kidderminster, DY10

- Bi-fold doors
- Driveway and garden
- Open plan living
- "Tiki" bar and pizza oven

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are very pleased to present this much improved 3-bedroom semi-detached property to the market. The property benefits from entrance porch, open plan lounge, breakfast kitchen with bi-fold doors to the rear garden, to the first floor there are three good-sized bedrooms and a well-appointed modern bathroom with bath and separate shower. Externally there is a driveway to the front which will accommodate a number of vehicles and a low maintenance enclosed rear garden with "Tiki" bar and brick-built pizza oven. EPC C.

Entrance Porch Door to living area, UPVC windows to the front and side elevations, ceiling spot lights and gas central heating radiator.

Living Area Stairs to first floor, archway opening to breakfast kitchen. Ceiling spot lights, gas centrally heating radiator and alarm control panel.

Breakfast Kitchen A large island provides a focal point which has breakfast bar seating, inset 4-ring electric hob, wine fridge and feature lighting over. The main kitchen is fitted with a variety of wall and base units with complementary work surface over and inset composite sink with drainer and mixer tap. Built in double electric oven, microwave and dishwasher. Space for an American style fridge freezer. Additional seating area. Bi-fold door to the rear garden. Gas centrally heated radiator.

First floor landing Doors to all three bedrooms and family bathroom. UPVC window to the side elevation, ceiling light point and loft access hatch.

Bedroom One UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Three UPVC window to the front elevation, ceiling light point and gas central heating radiator. Over stairs storage cupboard.

Family Bathroom White suite comprising of shower enclosure with mains waterfall shower, free-standing bath, closed-coupled WC and wash hand basin. Victorian styled gas centrally heated towel rail, ceiling spots and UPVC obscured window to the front elevation. Tiled splashbacks.

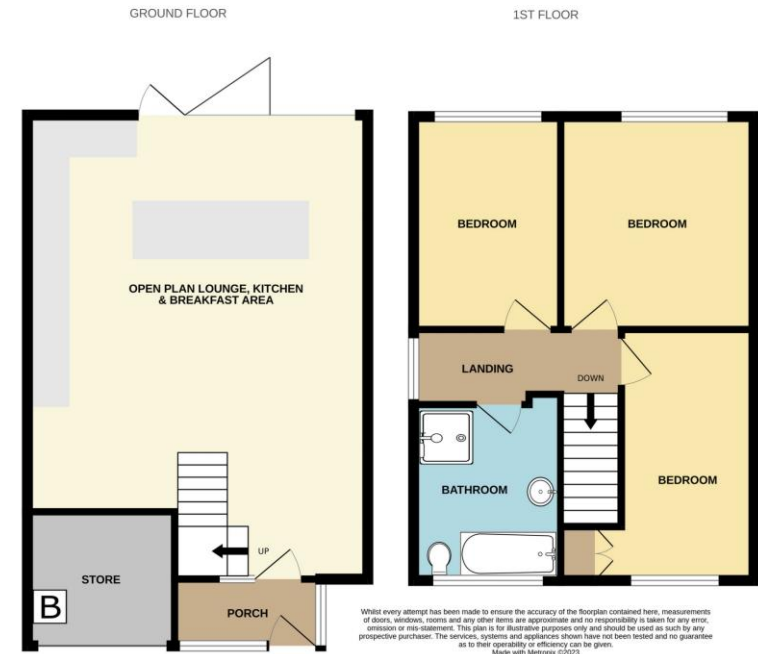
Half Garage/Utility. Up and over door to the front elevation, plumbing for an automatic washing machine and space for a tumble dryer. Ceiling light point.

Externally To the front of the property is a good-sized tarmacadam driveway and established planting. There is a side path and access gate to the rear garden. The back garden is low maintenance and benefits from a patio area, AstroTurf, raised seating area, brick built pizza oven and a "Tiki" bar for entertaining. Fenced boundaries and outside electrics.



Room Details

Entrance Porch	2.39m x 1.11m (7'10" x 3'8")
Living Area	4.57m x 3.10m (14'12" x 10'2")
Breakfast Kitchen	6.45m x 5.60m (21'2" x 18'4") at widest points
First floor landing	
Bedroom One	3.53m x 3.15m (11'7" x 10'4")
Bedroom Two	3.51m x 2.40m (11'6" x 7'10")
Bedroom Three	4.05m x 2.45m (13'3" x 8'0")
Family Bathroom	2.43m x 2.89m (7'12" x 9'6")
Half Garage/ Utility.	2.00m x 4.00m (6'7" x 13'1") approx



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

