



For Sale: £285,000 Freehold  
Pitt Street, Kidderminster, DY10

- 3/4 Bedroom Detached
- No Upwards Chain
- Driveway and Garden
- EPC D

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three/four bedroom detached family home located close to Broadwaters Park and local amenities. The property comprises of a good sized lounge room with views across to Broadwaters Park, modern kitchen with integrated appliances, utility and shower room on the ground floor. Stairs take you down to the lower ground floor where there are three good size bedrooms, a further reception room which could also be used as a fourth bedroom and a W.C. To the front of the property there is a good size driveway offering parking for multiple vehicles, access to the workshop (former garage) and an EV charging point. To the rear there is a mature garden with great sized decked area. Offered with vacant possession and no upwards chain. EPC D60.

**Entrance Hallway** With entrance door leading into the property. Stairs leading down to the lower ground floor and storage cupboard. Wooden flooring. Doors to living room, kitchen, utility and shower room.

**Kitchen** Modern kitchen with a range of black high gloss wall and base units with work surface over. Appliances are integrated including a dishwasher, fridge, freezer, microwave and electric oven. There is an electric hob with extractor above and a sink with a drainer. Wooden flooring and down lights to the ceiling.

**Lounge/Dining Room** Good sized lounge/dining room with a large window enjoying views across to Broadwaters Park. Wooden flooring.

**Utility Room** With plumbing for a washing machine and space for a tumble dryer. Appliances included with sale.

**Shower Room** Comprising of a modern suite with corner shower, wash hand basin and low level W.C.

**Lower Hallway** With stairs leading up to the ground floor level. Doors to three bedrooms and second reception room/ fourth bedroom.

**Sitting Room/Bedroom Four** Sitting room could also be used as bedroom four with wooden floor. Door way to rear lobby and W.C.

**Bedroom One** With fitted wardrobes. Window looking onto the rear aspect with views across to Broadwaters Park.

**Bedroom Two** With double doors leading out to a private covered courtyard and wooden flooring. Built in wardrobe.

**Bedroom Three** With a handy store cupboard and a window looking onto the rear aspect with views across towards Broadwaters Park. Wooden flooring. Built in wardrobe.

**W.C.** Comprising of a wash hand basin and a low level W.C. Tiled flooring.

**Lobby** With wall mounted combination boiler, tiled flooring and down lights to the ceiling. Door leading out into the garden.

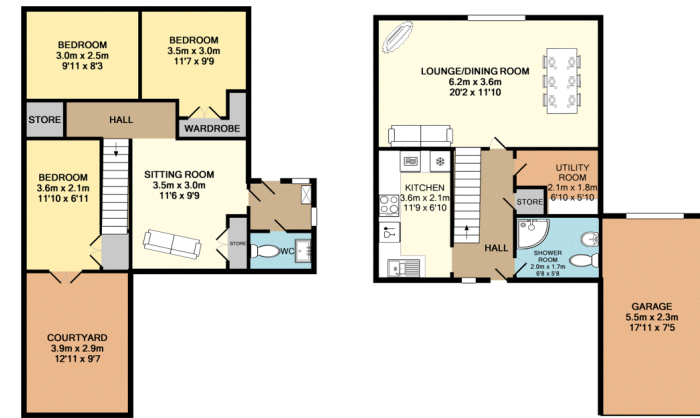
**Garden** Garden with a patio, decking over a number of levels and lawn area. Gated stepped access to the side of the property leading up to the front driveway.

**Workshop** Formerly the garage.



# Room Details

|                           |                                |
|---------------------------|--------------------------------|
| Entrance Hallway          | 11'10" x 5'8" (3.61m x 1.73m)  |
| Kitchen                   | 11'9" x 6'10" (3.58m x 2.08m)  |
| Lounge/Dining Room        | 20'2" x 11'10" (6.15m x 3.61m) |
| Utility Room              | 5'10" x 6'10" (1.78m x 2.08m)  |
| Shower Room               | 6'8" x 5'8" (2.03m x 1.73m)    |
| Lower Hallway             | 9'2" x 3'11" (2.79m x 1.19m)   |
| Sitting Room/Bedroom Four | 11'6" x 9'9" (3.51m x 2.97m)   |
| Bedroom One               | 9'9" x 11'7" (2.97m x 3.53m)   |
| Bedroom Two               | 11'10" x 6'11" (3.61m x 2.11m) |
| Bedroom Three             | 9'11" x 8'3" (3.02m x 2.51m)   |
| W.C.                      | 5'9" x 3'3" (1.75m x 0.99m)    |
| Lobby                     |                                |
| Garden                    |                                |
| Workshop                  | 17'11" x 7'5" (5.46m x 2.26m)  |



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 102.2 SQ.M.  
(648 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 108.6 SQ.M.  
(641 SQ.FT.)

TOTAL APPROX. FLOOR AREA 110.7 SQ.M. (1269 SQ.FT.)  
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 misstatement. 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.  
Made with Metropix 02016

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) A  |                         |           |
| (81-91) B   |                         | 83        |
| (69-80) C   |                         |           |
| (55-68) D   | 60                      |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      |           |
| (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.

