



For Sale: £240,000. Freehold
Hoo Road, Kidderminster, DY10 1LY

- 3 bedrooms
- Drive & garage

- 2 receptions
- Garden

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this good-sized semi-detached house. The property benefits from lounge diner, conservatory breakfast kitchen, three double bedrooms, en-suite shower room, family bathroom, enclosed garden, integral garage and double driveway.

OFFERED WITH VACANT POSSESSION AND NO UPWARDS CHAIN. EPC D60.

Hall Double glazed window and door to side. Wall mounted alarm panel. Double radiator. Doors to kitchen and lounge diner. Stairs rise to first floor landing.

Breakfast Kitchen Double glazed window to front. Space and plumbing for dishwasher and washing machine. Sink unit. Wall mounted 'Potterton' gas combination central heating and domestic hot water boiler. Breakfast/Dining area. Inset 1.5 bowl sink. Built in Hygena double oven and 4-ring Ignis gas hob. Fuse board.

Lounge Diner Double glazed window and double-glazed patio doors to rear to adjacent conservatory. Ornate fire surround with inset electric fire. Power and light points. Central heating radiator.

Conservatory Hardwood framed and double-glazed side unit and patio doors to rear. Ceiling fan light.

Landing Doors to three bedrooms, family bathroom and airing cupboard which has its own radiator. Loft access hatch.

Bedroom One UPVC double glazed window to rear. Power and light points. Useful deep walk-in wardrobe. Door to en-suite.

En-Suite Opaque double-glazed window to rear. Wash hand basin. Low level WC, shower cubicle with electric Mira shower over. Steeple extractor fan.

Bedroom Two Double glazed window to front. Radiator. Power and light points.

Bedroom Three Double glazed window to front. Radiator. Power and light points.

Family Bathroom Double glazed opaque glazed window to side. Panelled bath with mains shower over. Low level WC, pedestal wash hand basin. Radiator. Mentis extractor fan.

Garage Up and over door to driveway. Power and light points. Tap point.

Externally To the rear of the property are good sized private majority hard landscaped gardens. To the front of the property is a large block paved drive and off-street parking area.



Room Details

Breakfast Kitchen	3.66m x 2.78m (12'0" x 9'1")
Lounge Diner	5.36m x 3.23m (17'7" x 10'7")
Conservatory	2.32m x 2.60m (7'7" x 8'6")
Bedroom One	3.86m x 3.53m (12'8" x 11'7")
En-Suite	2.28m x 1.33m (7'6" x 4'4")
Bedroom Two	2.80m x 2.65m (9'2" x 8'8")
Bedroom Three	2.65m x 2.34m (8'8" x 7'8")
Family Bathroom	1.73m x 1.70m (5'8" x 5'7")
Garage	2.46m x 4.60m (8'1" x 15'1")



Whilst every attempt has been made to ensure the accuracy of the Reception condition here, measurements of areas, volumes, rooms and any other items are approximate and the 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 here have not been tested and no guarantee as to their capability or efficiency can be given. Made with Hologram 32000

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(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

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