



For Sale: £205,000. Freehold
Offmore Road, Kidderminster, DY10 1SA

- Three bedrooms
- Bathroom, en-suite and guest WC

- Two receptions
- Kitchen & utility room

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this impressive, recently modernised three bedroom property to the market. The property benefits from, living room, dining room, converted cellar, kitchen, guest cloaks, utility room, two first floor bedrooms, family bathroom, second floor master bedroom with en-suite shower room and nicely sized, low maintenance south facing rear garden. EPC D66.

Living Room UPVC double glazed window to the front elevation, gas central heating radiator, electric fireplace and ceiling light point. Door to staircase.

Dining Room UPVC double glazed window to the rear elevation, ceiling light point and gas centrally heated radiator. Doors to kitchen, cellar and stairwell.

Kitchen Fitted with a range of wall and base units with complimentary worksurfaces over and inset composite sink with mixer tap. Built in electric oven and four ring induction hob with extractor hood over. Space for a tall fridge freezer. UPVC double glazed window and door to the side elevation. Ceiling light point, wall mounted central heating radiator and door to WC & Utility Room.

Utility Dual aspect with UPVC double glazed windows to the rear and side elevation. Built in unit provides space and plumbing for an automatic washing machine and a tumble dryer. On counter bowl sink with mixer tap, ceiling light point and gas central heating radiator.

WC Low level WC, ceiling light point and UPVC double glazed window to the side elevation.

Cellar Recessed ceiling spot lights. Utility meters and fuse board.

First Floor Landing Ceiling light point. Doors to bathroom, bedroom two and bedroom three. Stairs rise to second floor principal bedroom.

Bedroom Two Two UPVC windows to the front elevation, ceiling light point and gas centrally heated radiator.

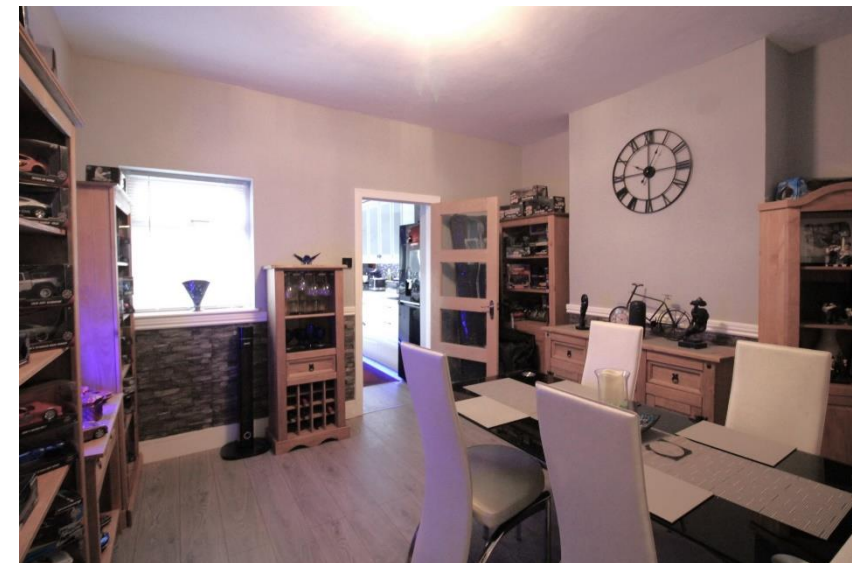
Bedroom Three UPVC window to the rear elevation, ceiling light point and gas centrally heated radiator.

Main Bathroom White suite comprising of jacuzzi bath with mains shower, vanity sink unit and WC. UPVC window to the rear elevation, ceiling light point and gas centrally heated towel rail. Airing cupboard houses the combination boiler.

Bedroom One UPVC window to the rear elevation, ceiling light point and gas centrally heated radiator. Door to en-suite.

En-suite White suite comprising shower enclosure with thermostatic shower tower, vanity sink unit and WC. Gas centrally heated towel rail, ceiling light point and Velux roof light.

Garden Southernly facing low-maintenance garden with gated side access, raised seating areas, fenced boundaries and garden sheds.



Room Details

Living Room	12'8" x 10'2" (3.86m x 3.10m)
Dining Room	3'3" x 41'0" (0.99m x 12.50m)
Kitchen	3'3" x 6'7" (0.99m x 2.01m)
Utility	8'5" x 6'7" (2.57m x 2.01m)
WC	
Cellar	13'10" x 12'8" (4.22m x 3.86m)
First Floor Landing	
Bedroom Two	16'1" x 10'3" (4.90m x 3.12m)
Bedroom Three	9'5" x 8'7" (2.87m x 2.62m)
Main Bathroom	
Bedroom One	16'8" x 15'8" (5.08m x 4.78m)
En-suite	



Approx. Gross Internal Floor Area - 1,305 Sq. Ft. / 121 Sq. M
Includes Conservatories, Garages, Porches etc.
Plan Ref. 300-774j
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	66	80	<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>
England, Scotland & Wales		EU Directive 2002/91/EC	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.

