



For Sale: £257,500. Freehold.

Cavendish Drive, Kidderminster, DY10 2SX

- No upwards chain
- 3 bedrooms
- Two receptions
- Drive, carport and garage

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three-bedroom semi-detached property to the market which is being offered with NO UPWARDS CHAIN. The property benefits from: Entrance porch, hallway, lounge diner, sun room, modern kitchen with built in appliances and granite worksurfaces, guest cloaks, three bedroom, family bathroom with separate shower cubicle, garden, driveway, carport and garage. EPC and floorplan ordered.

**Entrance Porch** UPVC door to hallway and window to front elevation. Wall light point.

**Hallway** Door to Guest Cloaks/WC, Lounge Diner and Kitchen. Stairs rise to the first floor landing. Ceiling light point and gas centrally heated radiator.

**Lounge Diner** UPVC double glazed window to the front elevation and window to the sun room. Doors to kitchen and sun room. Gas fire with surround. Two ceiling light points and gas centrally heated radiator.

**Kitchen** Recently updated. Fitted with a range of wall and base units with complimentary granite worksurfaces over. Built in Bosch appliances to include induction hob, extractor hood over, oven, microwave and fridge. Inset stainless steel sink with mixer tap over. UPVC window to the sun room and UPVC door to the carport. Ceiling light point and gas centrally heated radiator.

**Sun Room** Two UPVC windows and UPVC door to the rear elevation, two ceiling light points and gas central heating radiator. Plumbing for an automatic washing machine.

**Guest Cloaks/WC** UPVC obscured window to the side elevation, low level WC and wall light point.

**First Floor Landing** Double glazed window to the side elevation with additional tertiary glazing, ceiling light point, loft access hatch, airing cupboard which houses the Worcester combination boiler. Doors to three bedrooms and family bathroom.

**Bedroom One** UPVC double glazed window to the front elevation, ceiling light point and gas centrally heated radiator.

**Bedroom Two** UPVC double glazed window to the rear elevation, ceiling light point and gas centrally heated radiator.

**Bedroom Three** UPVC double glazed window to the front elevation, ceiling light point and gas centrally heated radiator. Built in shelves and single bed base.

**Bathroom** Four piece white suite comprising of shower enclosure with electric Triton shower, panelled bath, pedestal sink and low level WC. Two UPVC obscured windows to the rear elevation, ceiling light point and gas centrally heated towel rail.

**Carport** Accessed via electronic roller shutter doors from the driveway. Up and over door leads to garage. Ceiling light point, wall light point and utility meters. UPVC door to kitchen.

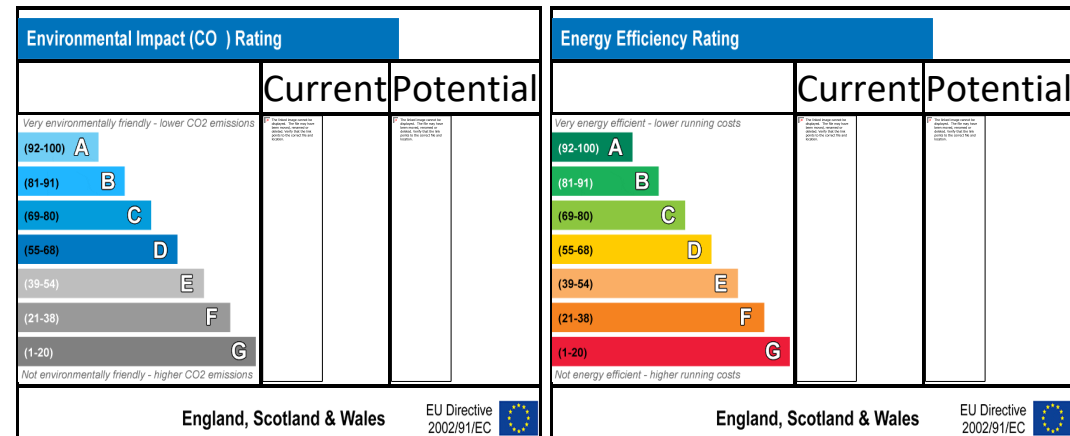
**Garage** UPVC personal door to garden. Windows to the rear elevation. Three ceiling light points.

**Externally** To the front is a tarmac driveway and a planted front garden. The rear garden is low maintenance with sitting area, fence boundaries and mature shrubs.



# Room Details

|                 |   |
|-----------------|---|
| Entrance Porch  | 2.29m x 0.81m (7'6" x 2'8")                   |
| Hallway         |   |
| Lounge Diner    | 7.30m x 3.67m (23'11" x 12'0")                |
| Kitchen         | 3.44m x 2.41m (11'3" x 7'11")                 |
| Sun Room        | 4.88m x 2.03m (16'0" x 6'8")                  |
| Guest Cloaks/WC | 0.88m x 0.66m (2'11" x 2'2")                  |
| First Floor     |   |
| Landing         |   |
| Bedroom One     | 3.66m x 3.27m (12'0" x 10'9")                 |
| Bedroom Two     | 3.07m x 3.34m (10'1" x 10'11")                |
| Bedroom Three   | 2.64m x 2.44m (8'8" x 8'0")                   |
| Bathroom        | 2.45m x 2.45m (8'0" x 8'0")                   |
| Carport         | 5.72m x 2.60m (18'9" x 8'6")                  |
| Garage          | 5.53m x 3.13m (18'2" x 10'3") at widest point |
| Externally      |   |



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.

