



For Sale: £250,000. Freehold

Clarence Street, Kidderminster, DY10 1RS

- Three Double Bedrooms
- Kitchen & Utility

- Two Reception Rooms
- Bathroom & Guest Cloaks

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are very pleased to present this traditional three bedroom property to the market which has been thoughtfully updated and impeccably maintained. The property benefits from entrance hallway, living room, dining room, kitchen, utility room, guest cloakroom, cellar, three double bedrooms, spacious bathroom and enclosed rear garden. EPC E54.

**Front** To the front of the property there is a small low maintenance garden and access down the side of the property leading to entrance door.

**Entrance Hallway** Doors to living room, dining room and cellar. Stairs rise to the first floor. Windows to side elevation. Ceiling light point.

**Dining Room** Walk-in UPVC bay window to the front elevation, feature fireplace with solid fuel burner, ceiling light point and gas centrally heated radiator.

**Living Room** UPVC French doors to the rear elevation, door to kitchen. Feature fireplace with solid fuel log burner, ceiling light point and gas centrally heated radiator.

**Kitchen** Fitted with a range of wall and base units with complimentary oak worksurfaces over. Inset 1.5 bowl ceramic sink with mixer tap. Built in Samsung 4-ring gas hob with extractor hood over and Samsung oven. Door to utility room. Two UPVC windows to the side elevation, two ceiling light points and gas centrally heated radiator.

**Utility Room** Doors to guest cloaks and rear garden. Fitted units with complimentary worksurface and inset stainless steel sink. Space for an American style fridge freezer and plumbing for a washing machine and dishwasher. Ceiling light point and gas central heating radiator.

**Guest Cloaks** Vanity sink unit and low level WC. Obscured window to the side elevation. Ceiling light point and gas central heating radiator.

**Cellar** Ceiling light point. Fuse board and utility meters.

**First Floor Landing** Doors to bedrooms one, bedroom two and bathroom. Stairs rise to second floor bedroom three. Two ceiling light points.

**Bedroom One** Two UPVC windows to the front 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.

**Family Bathroom** A large bathroom with four piece suite comprising: double shower enclosure with mains shower, freestanding bath, vanity sink and low level WC. Airing cupboard houses the Worcester combination boiler. UPVC window to the rear elevation, loft access hatch, two ceiling light points and two gas central heating radiators.

**Bedroom Three** UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Door to walk in cupboard.

**Walk in Cupboard** Current owners have made enquiries and this could be transformed into an ensuite bathroom. Ceiling light point.

**Garden** To the rear of the property there is an enclosed garden, predominantly laid to lawn and patio area with fenced boundaries. Garden shed and outside lights.



# Room Details

Dining Room	4.19m x 3.41m (13'9" x 11'2")
Living Room	4.84m x 3.55m (15'11" x 11'8")
Kitchen	4.62m x 2.41m (15'2" x 7'11") at widest points
Utility Room	2.78m x 2.00m (9'1" x 6'7")
Guest Cloaks	1.67m x 1.35m (5'6" x 4'5")
Cellar	12'1" x 11'2" (3.68m x 3.40m)
Bedroom One	4.54m x 3.76m (14'11" x 12'4")
Bedroom Two	4.98m x 3.26m (16'4" x 10'8")
Family Bathroom	4.63m x 2.68m (15'2" x 8'10")
Bedroom Three	4.55m x 4.33m (14'11" x 14'2")
Walk in Cupboard	4.55m x 2.13m (14'11" x 6'12") at widest points



TOTAL FLOOR AREA: 1678 sq. ft. (155.9 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			Very energy efficient - lower running costs
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		79	(55-68) D
(39-54) E	54		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions			Not energy efficient - higher running costs
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales

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.

