



For Sale: £395,000. Freehold.
Chester Road North, Kidderminster, DY10

- Planning Permission
- Additional Garden Room
- 4 Reception Rooms
- Three Double Bedrooms

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this superb three bedroom semi-detached property with bundles of period features and a generous sized, newly landscaped rear garden. Comprising entrance hallway, dining room, study/sitting room, kitchen, lounge, cellar, conservatory, three double bedrooms and family bathroom. The property also benefits from having driveway parking, gas central heating and double glazing. Situated close to the train station, local schools and a short walk into the town centre.

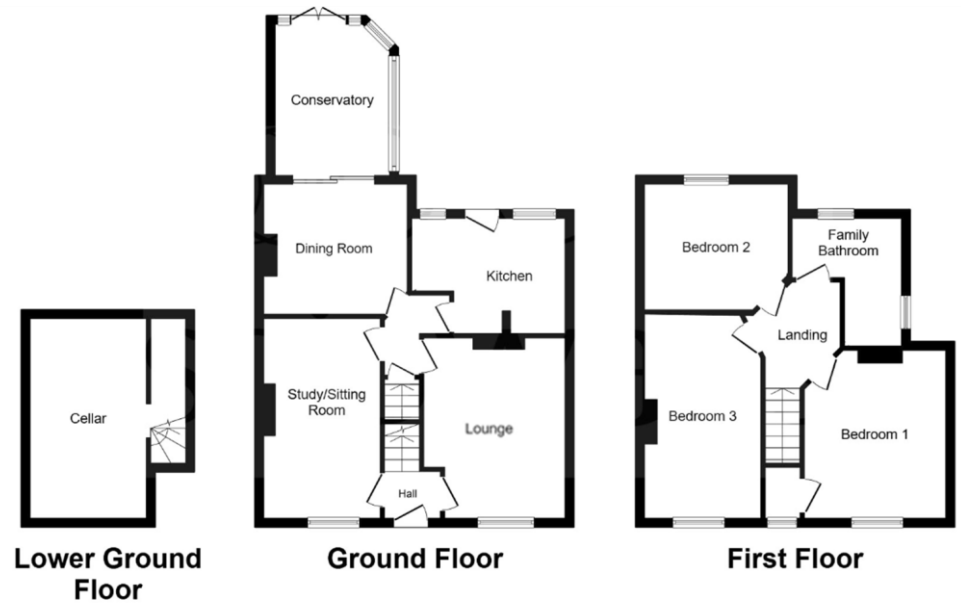
Planning Application: 22/0276/HOU approved for rear kitchen extension. See floorplans for full details.

Approach	Tarmac driveway and stoned area to side leading to rear gate.	Conservatory	Double glazed windows to rear and side aspects, ceiling light and fan, gas central heated radiator and double glazed French doors to garden.
Entrance Hallway	Double glazed door with double glazed window above to front, ceiling light, stairs to first floor landing, gas central heated radiator and doors to study/sitting room and living room.	Landing	Ceiling light and doors to bedrooms and bathroom.
Living Room	Double glazed window to front aspect, ceiling light, coving to ceiling, picture rail, gas fire with surround, gas central heated radiator and door to inner hallway.	Bedroom One	Double glazed window to front aspect, ceiling light, gas central heated radiator and built in cupboard with double glazed window to front aspect and loft access.
Study/ Sitting Room	Double glazed window to front aspect, ceiling light, coving to ceiling, picture rail, gas fire, gas central heated radiator and door to inner hallway.	Bedroom Two	Double glazed window to rear aspect, ceiling light and gas central heated radiator.
Inner Hallway	Ceiling light and doors cellar, living room, sitting room, dining room and kitchen.	Bedroom Three	Double glazed window to front aspect, ceiling light and central heated radiator.
Cellar	Power and lighting.	Bathroom	Double glazed obscure windows to side and rear aspects, ceiling light, newly fitted bathroom suite to comprise panelled bath with shower over, vanity sink unit and low level WC. Gas central heated towel rail.
Kitchen	Two double glazed windows to rear aspect, double glazed door to garden, two ceiling lights, range of wall, drawer and base units, one and half bowl sink with mixer tap, worktops, tiled splashbacks, five ring gas hob, double electric oven, plumbing for washing machine, space for fridge freezer, cupboard housing gas central heating boiler and tiled floor.	Garden	Recently landscaped to provide a contemporary space with Indian sandstone paving, outside lighting and raised newly laid turf area with fenced boundaries, side access gate. Raised decking area and door to garden room.
Dining Room	Ceiling light, coving to ceiling, gas fire, gas central heated radiator and double glazed patio doors to conservatory,	Garden Room	A generous insulated garden room with electric heaters and recessed spotlights throughout.





Room Details

Living Room	14'4" x 11'11" (4.37m x 3.63m)
Study/ Sitting Room	15'11" x 9'6" (4.85m x 2.90m)
Cellar	13'2" x 10'0" (4.01m x 3.05m)
Kitchen	12'7" x 9'4" (3.84m x 2.84m)
Dining Room	11'10" x 11'10" (3.61m x 3.61m)
Conservatory	14'9" x 9'10" (4.50m x 3.00m)
Bedroom One	12'0" x 11'11" (3.66m x 3.63m)
Bedroom Two	12'1" x 11'10" (3.68m x 3.61m)
Bedroom Three	13'6" x 9'11" (4.11m x 3.02m)
Garden Room	7.39m x 3.40m (24'3" x 11'2")



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	62	84	Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs
England, Scotland & Wales 		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.

