



For Sale: £210,000. Freehold.
Booton Court, Kidderminster, DY10 2YZ

- No upwards chain
- New Bathroom
- New kitchen
- Drive & garage

Bagleys
SALES AND PROPERTY MANAGEMENT

ATTENTION FIRST TIME BUYERS AND LANDLORDS. Bagleys are pleased to present this immaculate 2 bedroom semi-detached property to the market. The property is situated within a cul-de-sac and benefits from no upwards chain and vacant possession. The property has been updated and benefits from a brand new fitted kitchen, brand new bathroom, new flooring throughout and has been redecorated. EPC D 68.

Porch Door to lounge diner. Fuse board, ceiling light point and radiator.

Lounge Diner UPVC double glazed window to the front elevation, door to breakfast kitchen, stairs rise to first floor. Two ceiling light points, two radiators and understairs cupboard.

Breakfast Kitchen Newly fitted kitchen. Wall and base units with complementary worksurface over and inset stainless steel sink with mixer tap. Build in four ring gas hob and electric oven. Tiled splashbacks. UPVC window and door to rear garden. Wall mounted boiler. Ceiling light point and radiator.

Landing Doors to both bedrooms, bathroom and over stairs cupboard. Loft access hatch, ceiling light point and radiator.

Bedroom One Built in wardrobes, UPVC window to the front elevation, ceiling light point and radiator.

Bedroom Two UPVC window to the rear elevation, ceiling light point and radiator.

Bathroom Newly fitted bathroom. White suite to comprise panelled bath with electric Mira shower over, pedestal sink and low level WC. UPVC window to the side elevation, extraction fan, ceiling light point and radiator.

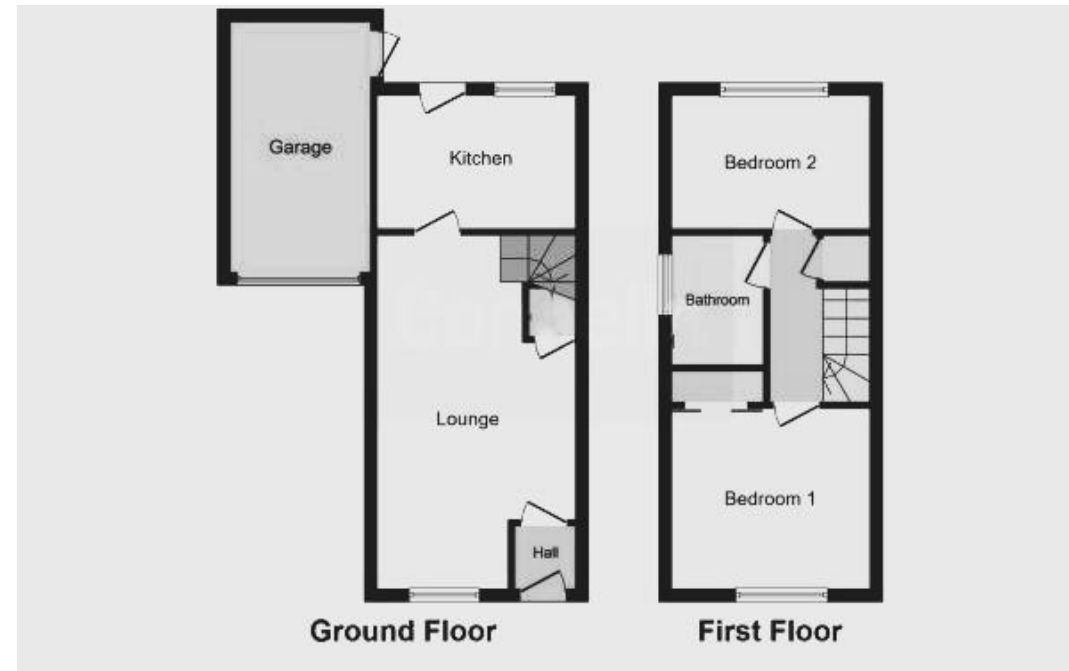
Garage Up and over door to the driveway and personnel door to the rear garden. Ceiling light point. Utility meters.

Externally To the front of the property is a tarmac driveway and a gravelled fore garden. The rear garden is mostly laid to lawn with a patio, planted borders and fenced boundaries.



Room Details

Porch	
Lounge Diner	5.91m x 3.56m (19'5" x 11'8")
Breakfast Kitchen	3.54m x 2.55m (11'7" x 8'4")
Landing	
Bedroom One	3.56m x 3.24m (11'8" x 10'8") exl wardrobes
Bedroom Two	3.55m x 2.37m (11'8" x 7'9")
Bathroom	2.18m x 1.66m (7'2" x 5'5")
Garage	5.33m x 2.56m (17'6" x 8'5")
Externally	



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		68	
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			87
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.

