



For Sale: £240,000 Freehold
Booton Court, Kidderminster, DY10

- Three Bedrooms
- EC, En-suite and Bathroom
- Drive & Garage
- EPC C69

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three bedroom semi-detached house situated in a quiet cul-de-sac location in Kidderminster! The internal accommodation comprises of entrance hallway, downstairs cloakroom, lounge, newly installed kitchen with dining area, family bathroom and a master bedroom with an en-suite. Outside there are a driveway, garage, front and rear garden. Newly fitted flooring throughout. EPC C69

Approach	Front garden and driveway leading to garage and front door under covered porch	En-suite Shower Room	Double glazed window to front aspect, ceiling light, wc, wash hand basin, walk-in shower cubicle and gas central heated radiator.
Entrance Hallway	Gas central heated radiator, doors to lounge and guest cloaks. Stairs rise to first floor.	Bedroom Two	Double glazed window to rear aspect, ceiling light and gas central heated radiator.
Guest Cloaks / WC	Double glazed window to front aspect, ceiling light, wc, wash hand basin, tiled splashbacks and gas central heated radiator.	Bedroom Three	Double glazed window to rear aspect, ceiling light and gas central heated radiator.
Lounge	Double glazed windows to front aspect, ceiling light, coving to ceiling and gas central heated radiator.	Bathroom	Double glazed window to side aspect, ceiling light, wc, wash hand basin, bath with shower over, tiled splashbacks and gas central heated radiator.
Kitchen Diner	Double glazed window and double glazed French doors to rear aspect, two ceiling lights, NEWLY FITTED range of wall, drawer and base units with worktops over, one and a half bowl sink, tiled splashbacks, four ring electric hob, electric oven, built-in pantry, plumbing for washing machine and gas central heated radiator.	Garage	Ceiling light, door to garden, plumbing for washing machine and up and over door to front.
First Floor Landing	Doors off to bathroom and bedrooms.	Rear Garden	Fenced enclosed borders with patio, lawn and planting. Door to garage.
Bedroom One	Double glazed window to front aspect, ceiling light, built-in wardrobes and storage cupboard, gas central heated radiator and door to en-suite.		



Room Details

Entrance Hallway

Guest Cloaks / WC

Lounge 14'7" x 11'11" (4.45m x 3.63m)

Kitchen Diner 15'7" x 9'9" (4.75m x 2.97m)

First Floor Landing

Bedroom One 12'2" x 9'7" (3.71m x 2.92m)

En-suite Shower Room

Bedroom Two 9'4" x 8'11" (2.84m x 2.72m)

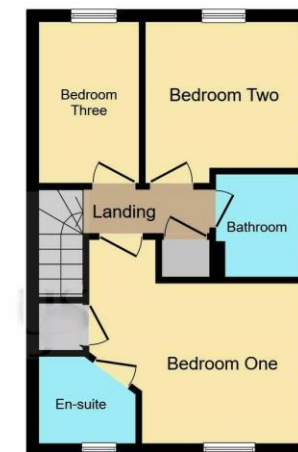
Bedroom Three 8'11" x 6'0" (2.72m x 1.83m)

Bathroom

Garage 16'10" x 8'0" (5.13m x 2.44m)



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	84
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

