



For Sale: £230,000. Freehold.
Holly Court, Kidderminster, DY10 2HP

- Detached Coach House
- Two Bedrooms
- Two Receptions
- Garden & Balcony

Bagleys
SALES AND PROPERTY MANAGEMENT

An absolute treasure of a property situated on the beautiful Stafford & Worcestershire canal side. Comprising entrance hallway, utility/hobby room, sitting room/studio room, open plan living area incorporating a high quality high gloss kitchen with integrated appliances, lounge and dining area, master bedroom with en-suite and built in wardrobes, further bedroom and bathroom. The property also has a spectacular ground floor sun terrace, a balcony with views over the beautiful canal, views of the country to the other side, with-in walking distance of the town, secure off road parking with EV charger and solar panels. Don't delay..... Call to arrange a viewing today. EPC B88

Approach	Driveway parking for two cars and security lighting. EV charging point.	Bedroom Two	Double glazed window to front aspect, spot lights, access to loft (with drop down ladders, lighting, shelving, gas central heating boiler and control panel for solar panels), fitted desk, built-in cupboard, gas central heated radiator and wood effect flooring
Entrance Hallway	Double glazed door to front, ceiling light, gas central heated radiator, wood effect flooring, door to utility/hobby room and stairs to living area. Fuse board.	Bathroom	Double glazed obscure window to rear aspect, extractor, fully tiled, vanity wash hand, wc and bidet, bath with shower over and heated towel rail.
Utility/Hobby Room	Ceiling light, sink and drainer unit with mixer tap, base unit, worktop, plumbing for washing machine, gas central heated radiator, wood effect flooring and glass double doors to sitting room/studio room.	Right Side of Property	An enclosed slate garden with steps leading down to canal towpath.
Sitting Room/ Studio Room	Double glazed windows to rear aspect, two ceiling lights, fitted desk and shelves, gas central heated radiator, wood effect flooring and New Wave double glazed folding doors to ground floor sun terrace.	Balcony	Stainless steel and glass balustrade over looking the canal perfect for entertaining or relaxing and enjoying the views.
Open Plan Lounge Kitchen	Two double glazed windows to front aspect, double glazed French doors to balcony, spot lights, wall lights, range of high gloss wall, drawer and base kitchen units, one and a half bowl sink and drainer unit with mixer and purifying tap, white Corian worktops, breakfast bar with TV unit on the reverse, four pendant ceiling lights, Siemens gas hob, electric oven/ grill combination microwave, extractor hood, integrated Bosch silent dishwasher, integrated AEG fridge freezer, recycling bins, two gas central heated radiators, wood effect flooring, wall mounted remote controlled electric fire, hifi/wifi/satellite point unit with underfloor cabling to HIFI speaker positions, phone socket and doors to various rooms.	Ground Floor Sun Terrace	A tranquil sun terrace with porcelain tiled floor, fenced and brick wall borders, gate to canal side, mains outside lighting, lamp post, outside power point, outside tap, covered seating area with power and lighting, raised flower beds with sleepers and Hozelock self watering system.
Bedroom One	Double glazed window to front aspect, ceiling light, spot lights, gas central heated radiator, fitted wardrobes with white glass sliding doors and door to en-suite	Solar Panels	The property comes with 16 solar panels which are owned not leased.
Ensuite	Double glazed obscure window to rear aspect, spot lights, extractor, fully tiled, vanity wash hand basin and wc/bidet with hot and cold water, double shower cubicle, steam free heated inset mirrors, shaver point, heated towel rail and tiled floor.		



Room Details

Entrance Hallway

Utility/Hobby Room 14'8" x 8'7" (4.47m x 2.62m)

Sitting Room/ Studio Room 18'3" x 10'6" (5.56m x 3.20m)

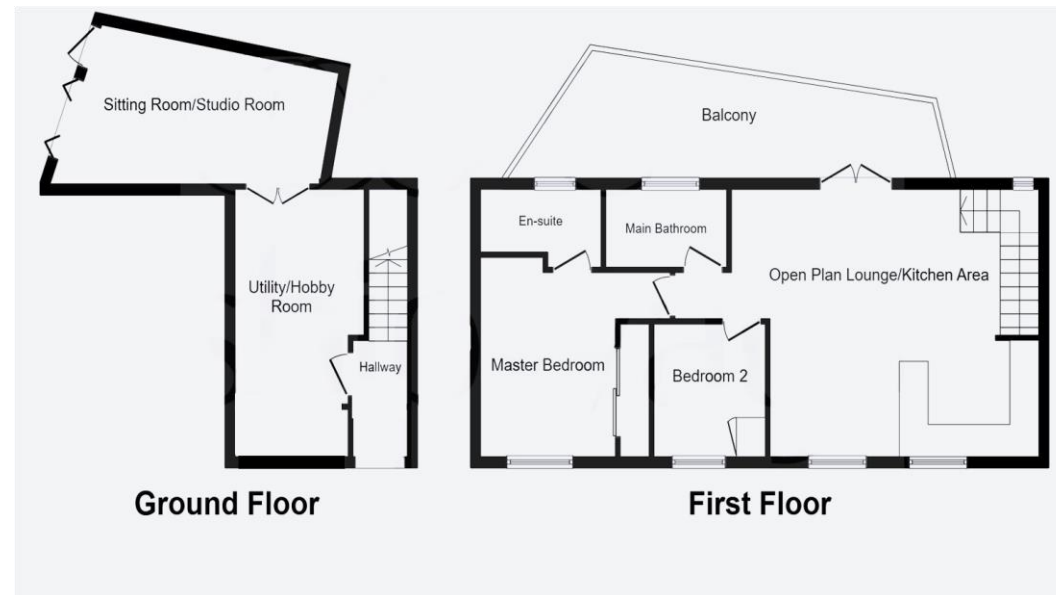
Open Plan Lounge Kitchen 20'11" x 16'4" (6.38m x 4.98m)

Bedroom One 12'2" x 9'2" (3.71m x 2.79m)
excluding wardrobes

Ensuite

Bedroom Two 8'2" x 7'7" (2.49m x 2.31m)

Bathroom



Environmental Impact (CO ₂) Rating			Energy Efficiency Rating		
	Current	Potential		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	88	90	<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	88	90
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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.

