



For Sale: £375,000. Freehold
Blakebrook Close, Kidderminster, DY11

- Three Double Bedrooms
- Two Receptions
- Pretty Private Garden
- Garage & Drive

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this stylish home includes three double bedrooms, a bathroom with a freestanding roll top bath, a bay-fronted living room, a dining room open plan to the kitchen, a utility and a WC. Outside there is a block paved driveway, an attached garage and a delightful garden being nicely landscaped and not overlooked. A viewing is a must to fully appreciate. EPC D57

Blakebrook Close is an outstanding modern home that has been beautifully refurbished. The property is tastefully presented throughout with a very welcoming light and airy feel. The property is now ready to move in to but still offers further potential to change the layout and/or extend should people so wish.

The property is approached by a neatly laid block paved driveway which can accommodate two cars and leads to the attached garage. Adjoining the drive is a pretty front garden with picket fencing, well stocked flower beds and gravelled borders. The garage is accessed via double wooden doors to the front and has a recently renewed roof, power, lighting, a wall-mounted 'Baxi' boiler and a glazed French doors leading to the rear garden.

From the driveway an attractive double-glazed porch leads to the entrance hall which features lovely mosaic style tiled flooring, a radiator and doors leading to the living room and downstairs cloakroom/WC. The WC features the same attractive tiled flooring and is tastefully decorated. The bay fronted living room has a double-glazed window to the front aspect, a coal effect gas fire, a radiator, stairs rising to the first floor and a door leading to the dining room and kitchen beyond.

The light and airy dining room is beautifully presented and features wood laminate flooring, a radiator and double-glazed patio doors accessing the garden. An archway from the dining room opens nicely on to the adjoining kitchen which comprises matching wall and base units, work surfaces with an inset ceramic sink, Minton tiling to the splash backs, space for a cooker and a fridge freezer, a useful pantry, a double-glazed window overlooking the garden and a door leading to the utility. The utility features wall and base units, work surfaces, a radiator and has space and plumbing for appliances. A glazed door from here leads in to the back of the garage.

The first floor landing has high gloss laminate flooring and a spacious walk-in storage/airing cupboard with loft access hatch. The main bedroom is very spacious and light and features fitted wardrobes, gloss wood laminate flooring, a radiator and a double-glazed window to rear. The two further bedrooms are both good sized double rooms with gloss laminate flooring, radiators and double-glazed windows. The family bathroom has been stylishly refitted and comprises a freestanding roll top bath, a pedestal wash hand basin, a low-level WC, a radiator and a frosted double-glazed window.

Outside

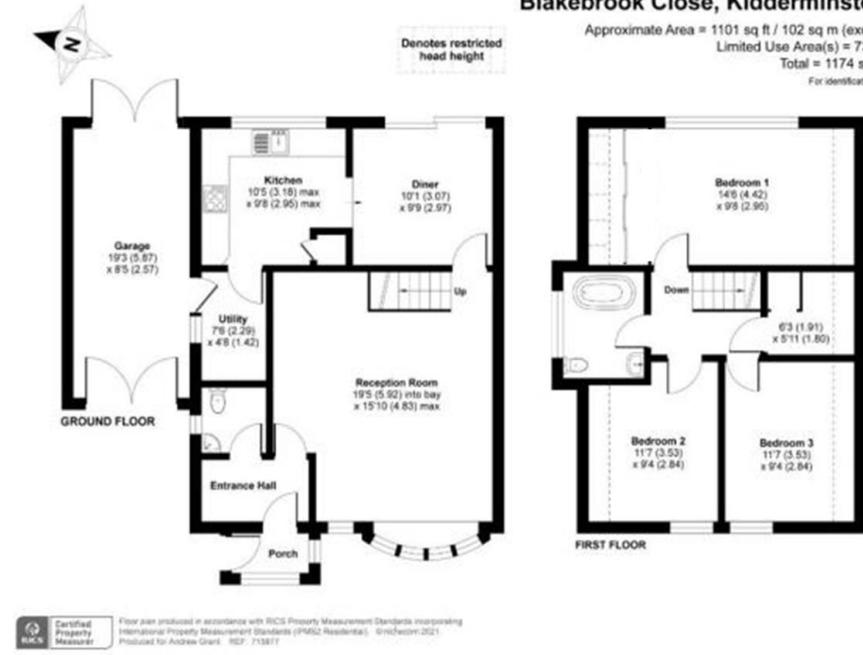
The rear garden is a real feature of the property, enjoying a very private aspect not overlooked and having been nicely laid out and planted by the current owners. The garden includes a paved patio, two sections of lawn, one with a block paved seating area leading to the summerhouse which has been re-roofed and benefits from power points inside. There is an additional shed at the bottom of the garden and throughout there are many mature plants and trees including camellia, magnolia, shaped holly bush, a delightful tulip tree and well-stocked flower beds packed with perennials.



Room Details

Blakebrook Close, Kidderminster, DY11

Approximate Area = 1101 sq ft / 102 sq m (excludes garage)
 Limited Use Area(s) = 73 sq ft / 7 sq m
 Total = 1174 sq ft / 109 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential). Produced for Andrew Daint. REF: 713877

- Porch 1.71m x 0.87m (5'7" x 2'10")
- Entrance 2.39m x 1.57m (7'10" x 5'2")
- Hallway
- Guest Cloaks 1.64m x 1.29m (5'5" x 4'3")
- Reception Room 5.92m x 4.83m (19'5" x 15'10") into bay
- Dining Room 3.17m x 3.08m (10'5" x 10'1")
- Kitchen 3.24m x 2.96m (10'8" x 9'9")
- Utility Room 2.40m x 1.68m (7'10" x 5'6")
- Garage 5.98m x 2.58m (19'7" x 8'6")
- Bedroom One 5.38m x 3.13m (17'8" x 10'3") into wardrobe
- Bedroom Two 3.57m x 2.84m (11'9" x 9'4")
- Bedroom Three 3.58m x 2.87m (11'9" x 9'5")
- Bathroom 2.32m x 1.71m (7'7" x 5'7")
- Cupboard 1.81m x 1.86m (5'11" x 6'1")

Environmental Impact (CO ₂) Rating	
	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	57
England, Scotland & Wales	

Energy Efficiency Rating	
	Potential
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	82
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.

