

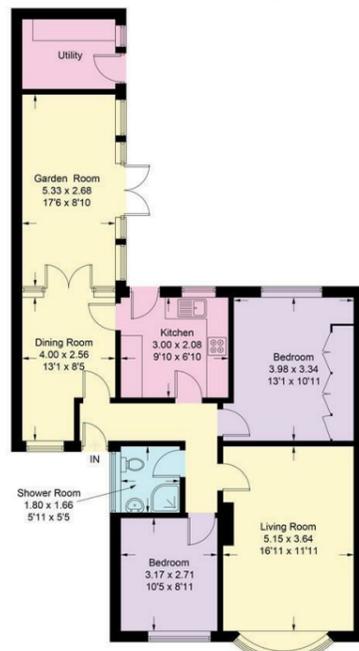
FOR SALE

12 Highlow Avenue, Kidderminster, DY11 5JD



### 12 Highlow Avenue, Kidderminster

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft  
Utility = 5.2 sq m / 56 sq ft  
Total = 91.9 sq m / 989 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

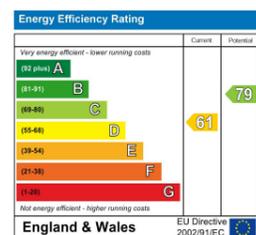
Price £298,000

12 Highlow Avenue, Kidderminster, DY11 5JD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



01562 820 880

#### Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage  
Wolverley 1 mile, Bewdley 4 miles, Kidderminster Railway Station 2 miles, Worcester 16 miles,  
Birmingham 20 miles



3 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- An Extended Detached Bungalow
- Two Bedrooms & Shower Room
- Generous Living Room
- Two Further Reception Rooms
- Fitted Kitchen & Useful Utility Room
- Private Low Maintenance Gardens
- Off Road Parking & Car Port
- Popular & Quiet Cul-De-sac Location

#### FULL DETAILS

The property is approached at the head of the cul-de-sac onto a brick paved driveway with the covered car port leading to the main entrance, which in turn leads to the reception hall.

#### RECEPTION HALL

With radiator, dual ceiling mounted light fittings, access to roof space, boiler cupboard housing 'Worcester' gas combination boiler. There is access to two bedrooms situated to the front and rear respectively.

#### BEDROOM ONE

Offering UPVC double glazed window, power points, radiator and ceiling mounted light fitting.

#### BEDROOM TWO

With a range of floor to ceiling fitted wardrobes, telephone point, power points, radiator, ceiling mounted light fitting and UPVC double glazed window overlooking the rear garden.

#### LIVING ROOM

Being well proportioned with a feature coal effect electric fire with marble surround, hearth and mantle over. There are power points, telephone point, TV aerial point, matching wall mounted light fittings, radiator and UPVC double glazed bow window.

#### SHOWER ROOM

Being fully tiled with white suite of low level close coupled WC, vanity wash hand basin with chrome mixer tap, shower cubicle with raised non slip tray being fully tiled with wall mounted shower unit and glazed sliding doors. There is a radiator, ceiling mounted light fitting and obscure UPVC double glazed window.

#### KITCHEN

Being fully fitted with a range of rolled top work surfaces, inset one and half stainless steel sink with single drainer, mixer tap, extensively tiled surround, power points and matching base and eye level units. There is space and plumbing for dishwasher and a double electric oven with four ring Halogen hob. There is a ceiling mounted light fitting, UPVC double glazed window and UPVC double glazed pedestrian door giving access and overlooking the private rear garden.

From the entrance hall and kitchen access can be gained into a dining area.

#### DINING AREA

With power points, radiator, ceiling mounted light fitting, TV aerial point and UPVC double glazed window to the front aspect.

From the dining area double doors access the extended accommodation into a garden room/sitting room.

#### GARDEN/SITTING ROOM

Being of brick construction with two radiators, power points, TV aerial lead, matching wall mounted light fittings, UPVC double glazed windows overlooking the rear garden and UPVC double glazed French doors giving access.

From the garden/sitting room there is access into a useful utility room

#### UTILITY ROOM

With radiator, power points, space and plumbing for automatic washing machine, fitted shelving and base and eye level matching fitted cupboards. Ceiling mounted light fitting, radiator, UPVC double glazed window and door giving access to the private rear garden.

#### OUTSIDE

To the front of the property there is a low maintenance gravelled fore garden with a brick paved driveway providing off road parking for 2-3 vehicles, courtesy lighting and a covered car port leading to the main entrance with external water tap.

The private, low maintenance rear garden has a gravelled hard standing area with paved pathways leading to a stepped raised rear paved seating area. There is a useful timber garden shed, external courtesy lighting, external water supply and gated access to the side leading to the front of the property. The rear garden is bordered via brick walling and offers a good degree of privacy.

#### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

#### FIXTURES & FITTINGS

Only those items described in these sale particulars are included in the sale.

#### TENURE

Freehold with Vacant Possession upon Completion.

#### DIRECTIONS

From the agents office on Franche Road, proceed in a northerly direction and at the roundabout take the third exit onto Wolverley Road. Take the second right hand turn onto Beeches Road and then the second right onto Highlow Avenue. The property will be found on the right hand side as indicated by the agents For Sale board.

#### LOCATION

This extended bungalow is perfectly situated in this popular and quiet cul-de-sac for many amenities to include a local supermarket as well as great access to further surrounding sports clubs, public houses and all on a convenient bus route. Being on the northern outskirts of Kidderminster, there is access to the beautiful North Worcestershire countryside and surrounding nearby popular villages and towns such as Wolverley and Bewdley.

#### INTRODUCTION

12 Highlow Avenue is a well positioned, extended, detached bungalow situated in this quiet and convenient residential location, offering spacious accommodation and available with vacant possession and no onward chain. An internal Viewing is recommended.