

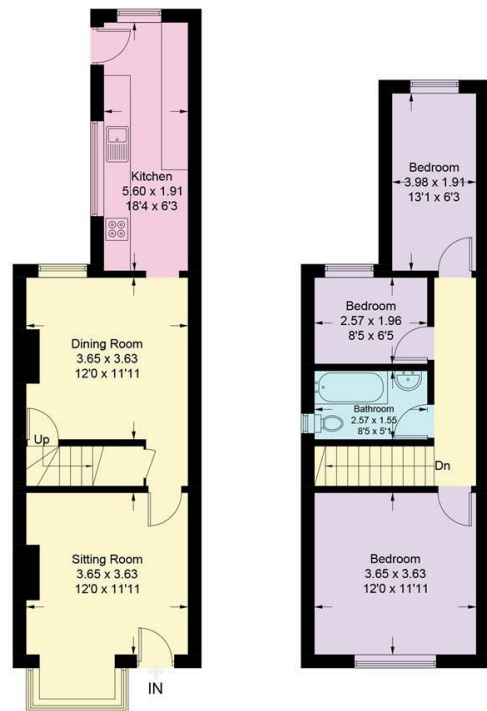
FOR SALE

29 Larches Road, Kidderminster, DY11 7AB



**29 Larches Road, Kidderminster**

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



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



FOR SALE

Price £219,950

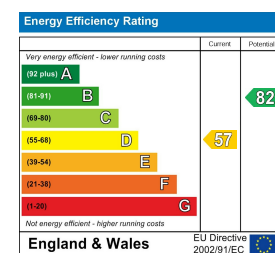
29 Larches Road, Kidderminster, DY11 7AB

A beautifully presented 3 bedroom end terrace house, conveniently situated close to local amenities. Viewing Highly Recommended.

**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



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Mileage (all distances approximate)  
Kidderminster Railway Station 1 mile Stourport-on-Severn 3 miles Bewdley 6 miles Worcester  
14 miles Birmingham 20 miles



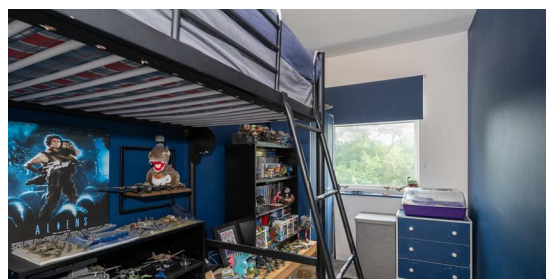
2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- A Well Presented End-Terrace House
- Generous Accommodation
- 3 Bedrooms & Family Bathroom
- 2 Reception Rooms
- Modern Fitted Kitchen
- Attractive Private Gardens
- Gas Central Heating & Double Glazing
- Popular & Convenient Location
- Viewing Recommended

#### LOCATION

29 Larches Road is conveniently located on the Southern outskirts of Kidderminster with good access to Stourport & Bewdley. For more extensive shopping requirements, a wide range of amenities can be found within Kidderminster and both the cities of Worcester and Birmingham are extremely accessible and provide extensive social, retail, leisure and recreational facilities. The motorway is extremely accessible either at Worcester North Junction 6 of the M5 or indeed Junctions 5, 4 & 3. Additionally, there are many mainline railway stations including Kidderminster just 1 mile away as well as Hagley and Droitwich Spa, all have connecting routes to London and the rest of the country.

#### DIRECTIONS

From the agents' offices in Franche Road, continue in a southerly direction at the ensuing roundabout and continue straight over. At the second roundabout turn right onto Bewdley Road A456. At the traffic lights bear left onto the A4535 Sutton Road. Continue to the traffic lights bearing right onto the A451. Turn left into Northumberland Avenue at the end of the road, left onto Larches Road where no.29 will be found a short distance on the right-hand side

#### INTRODUCTION

A beautifully presented three bedroom end terrace house, conveniently situated close to local amenities. The property comprises a living room, separate dining room, fitted kitchen, three bedrooms and family bathroom and also benefits from gas central heating, double glazing and front and rear gardens.

#### FULL DETAILS

The property is approached off Larches Road over a stepped, flagstone paved pathway leading to a solid wooden panel and obscure glazed entrance door leading directly into the attractive living room.

#### LIVING ROOM

With a beautiful feature cast iron open fireplace with a tiled hearth with mantle over. There is a generous UPVC double glazed box window to the front aspect, power points, TV aerial lead, ceiling mounted light fitting and double panel radiator. A wooden panel door leads into the dining room past a useful understairs storage cupboard.

#### REAR DINING ROOM

There is an attractive exposed brick, recessed, fireplace with a patterned tile hearth. There is a double panel radiator, power points, ceiling mounted light fitting, wooden panel door giving access to a turning staircase to the first floor, UPVC double glazed to the rear aspect and access into the fitted kitchen.

#### KITCHEN

Being fully fitted with a range of wooden roll top worksurfaces with inset stainless steel sink, single drainer and mixer tap. There is an extensively tiled surround, space and plumbing for automatic washing machine and tumble dryer. Further space for refrigerator and freezer, tiled flooring, ceiling mounted light fitting, matching base and eye level units, UPVC double glazed window to both the rear and side aspect and pedestrian door giving access to the rear gardens.

#### FIRST FLOOR LANDING

With ceiling mounted light fitting, power points, radiator, access to roof space and wooden panel doors giving access to all three bedrooms and the family bathroom.

#### DOUBLE BEDROOM ONE

Situated to the front of the property with a generous UPVC double glazed window, double panel radiator, power points and ceiling mounted light fitting.

#### BEDROOMS TWO & THREE

Both situated to the rear, being well presented, each with double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window.

#### FAMILY BATHROOM

Comprising a beautifully presented contemporary suite with low level close coupled WC, pedestal wash hand basin, panelled bath and wall mounted 'Mira' shower with glazed shower screen. There is a generous fitted storage cupboard, obscure UPVC double window, ceiling mounted light fitting and a double panel radiator.

#### OUTSIDE

To the front of the property there is a low maintenance foregarden with flag stone paved pathway and side path leading around the property to the private rear gardens.

To the rear of the property is an initial concrete yard with external lighting and external water supply, which is immediately outside the kitchen with pedestrian access via steps up to a stable-style door into the kitchen. Timber gated access leads into the private garden area which is tiered with a raised decked seating area, steps leading down to a further timber decked seating area and beyond down to a level lawn with gated access to a private garden area with a useful garden shed and a woodland area which leads down to the canal. The gardens are bordered via a combination of mature hedging and wooden panel fencing. The garden is not overlooked and offers plenty of privacy and space for all the family.

#### 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.