

FOR SALE

32 Coningsby Drive, Kidderminster, DY11 5LU



32 Coningsby Drive, Kidderminster

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft  
Garden Shed = 7.5 sq m / 81 sq ft  
Total = 73.7 sq m / 793 sq ft



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



FOR SALE

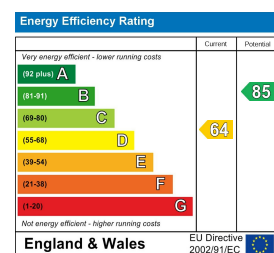
Price £249,950

32 Coningsby Drive, Kidderminster, DY11 5LU

**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



A beautifully presented modern 3 bedroom house with generous garden and off road parking, conveniently located in this well-thought-of residential area. Viewing is highly recommended.



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 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 (all distances approximate)  
Kidderminster Railway Station 2.5 miles Bewdley 3 miles Stourport 5 miles Stourbridge 9 miles Worcester 16 miles Birmingham 21 miles



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Beautifully Presented Modern Home
- Well Presented Accommodation
- Three Bedrooms & Modern Bathroom
- Generous Lounge Diner
- Fitted Modern Kitchen
- Generous Corner Plot & Private Gardens
- Off-Road Parking to the Rear
- Popular & Convenient Residential Location

#### INTRODUCTION

This beautifully presented, modern home is very well-presented with attractive, contemporary accommodation over two floors offering three bedrooms, a family bathroom, ground floor fitted kitchen and an attractive lounge diner to the rear opening out and overlooking the generous private rear gardens with a large fore-garden and access to the rear double driveway offering off-road parking. The property is conveniently located in this well thought of quiet residential area.

The current owners have overseen a number of improvements to this attractive home and have modernised throughout. From landscaping the beautiful gardens, to installing a new combination boiler in 2022 which is fully serviced and under warranty. New French doors were installed this year with a 10 year warranty and further windows replaced to include the kitchen, living room and spare bedroom. With all of these improvements, to name a few, the result is a modern, clean and beautifully presented contemporary home with the advantage of space, with a wrap around garden and a double driveway providing off road parking as well as a generous 9'10 x 8'2 shed benefiting from professionally installed electrics and lighting. An internal inspection is essential to appreciate the quality of this lovely home.

#### FULL DETAILS

32 Coningsby Drive is accessed to the front via a pedestrian walkway with gated access into a generous and beautifully maintained fore garden with paved pathway leading to the main entrance. The front gardens have recently installed fence panels and the garden has been significantly improved following the professional removal of some large trees. There is a UPVC obscure double glazed entrance door into the reception hall with a turning staircase to the first-floor & a useful fitted storage cupboard with shelving, double panel radiator, ceiling mounted light fitting and access to both the fitted kitchen to the front and the attractive lounge diner to the rear.

#### FITTED KITCHEN

Beautifully presented with a modern kitchen with a range of roll top work surfaces, inset one and a half sink with single drainer and mixer tap. There are matching base and eye level contemporary gloss units with an integrated electric oven with four ring halogen hob over and stainless steel extractor hood above. There are further integrated appliances to include a refrigerator and washing machine, a range of power points, ceiling mounted light fitting and large UPVC double glazed window overlooking the attractive fore garden

#### LOUNGE DINER

To the rear of the property the generous lounge diner has a useful understairs storage cupboard and offers plenty of contemporary light spacious living space with a feature coal effect fire with marble effect surround and hearth with wooden surround and mantle over. There is a wall mounted radiator, range of power points, television aerial point, dual ceiling mounted light fitting, UPVC double glazed window and UPVC double glazed French doors opening out to the beautiful low maintenance private rear gardens.

#### FIRST FLOOR

There is an initial landing giving access to the roof space, ceiling mounted light fitting, single panel radiator and large fitted cupboard housing the gas combination boiler. From the landing wooden panel doors give access to all first-floor accommodation to include three attractive bedrooms and a modern fitted bathroom.

#### MASTER BEDROOM

Situated to the rear of the property beautifully presented with a range of power points, single panel radiator, ceiling mounted light fitting and generous UPVC double glazed window.

#### BEDROOM TWO

Situated to the front of the property, again beautifully presented with wall mounted radiator, a range of power points, ceiling mounted light fitting, television aerial lead and UPVC double glazed window to the front aspect.

#### BEDROOM THREE

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

#### BATHROOM

The contemporary bathroom is beautifully presented and extensively tiled with matching white suite of low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and wall mounted shower with glazed shower screen. There is a contemporary stainless steel ladder style heated towel rail, wall mounted light fitting and obscure UPVC double glazed window to the front aspect.

#### OUTSIDE

The gardens are a particular feature of this attractive and contemporary young family home being beautifully positioned off the main road with pedestrian access to the front and vehicular access to the rear. The fore gardens are immaculately presented with generous level lawned areas with low maintenance and attractive gravelled beds with external courtesy lighting and a useful external attached garden store. The fore garden is surrounded by wooden panel fencing with attractive rural views. Fenced and gated access separates the fore garden to the rear with plenty of additional garden space to the side of the property where there is a level lawn and a particularly generous and useful timber garden shed with power and lighting.

The lawned area continues to the rear where there is an initial decked area with sunken lighting with decked steps leading up to a generous flagstone terrace seating area, bordered to all sides via wooden panel fencing to provide a good degree of privacy with gated access to the rear of the garden leading to useful hardstanding of low maintenance brick paving providing off road parking for two to three vehicles. The rear parking is accessed off Corbett Road. There is also external courtesy and security lighting with external waterproof power supply.

#### 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.