

FOR SALE

9 Oakleaf Rise, Far Forest, Kidderminster, DY14 9AE



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Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft
 Outbuilding = 13.1 sq m / 141 sq ft
 Total = 131.9 sq m / 1420 sq ft



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



FOR SALE

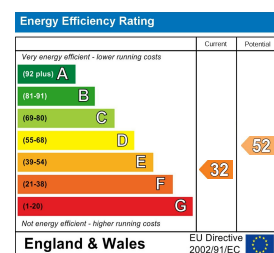
Offers In The Region Of £425,000

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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 well-presented and attractively positioned, 4 bedroom modern detached family home sitting within the popular semi-rural location of Far Forest.



01562 820 880

Kidderminster Sales

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Mileage (all distances approximate)

Kidderminster 8.4 miles Bewdley 4.5 miles Cleobury Mortimer 4 miles Ludlow 16 miles

Worcester 18 miles Birmingham 29 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Detached Family Home
- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms & Conservatory
- Fitted Kitchen, Utility Room & Cloakroom
- Private Mature Garden
- Garage & Off-Road Parking
- Popular & Convenient Location

INTRODUCTION

A well-presented and attractively positioned, modern detached family home sitting within the popular semi-rural location of Far Forest. The property offers accommodation over two floors comprising four bedrooms, an en-suite shower room with further family bathroom, living room and separate dining room, fitted kitchen, utility room, cloakroom and conservatory. Outside there are private mature gardens with off-road parking and garage to the front. Inspection recommended.

FULL DETAILS

The property is approached over a private tarmac driveway leading to a covered entrance porch and a part wooden panel, part obscure double glazed entrance door into a generous reception hall.

RECEPTION HALL

Having a turning staircase to the first floor with useful understairs storage, double panel radiator, power points, ceiling mounted light fitting and wooden panel doors to the living room, breakfast kitchen, dining room and cloakroom.

CLOAKROOM

With a white suite of low level close coupled WC, pedestal wash hand basin, radiator, ceiling mounted light fitting and obscure double glazed window to the front aspect.

LIVING ROOM

Being attractively presented and spacious with a generous UPVC double glazed bay window to the front aspect, a feature coal effect gas fire with marble effect surround, hearth and further wooden surround and mantle over. There are power points, TV aerial point, telephone point, double panel radiator, ceiling mounted light fitting and UPVC double glazed side window.

BREAKFAST KITCHEN

Having a fully tiled floor, rolled top work surface with inset one and half stainless-steel sink with single drainer, swan neck mixer tap and extensively tiled surround. With base and eye level fitted units and space for fridge and freezer. There is an integrated electric oven with four ring 'Electrolux' gas hob over and extractor hood above. There are a number of power points, radiator, UPVC double glazed window to the rear aspect and space for dining table and chairs. From the kitchen access can be gained to the utility room

UTILITY ROOM

Having continuation of tiled floor with rolled top work surfaces, inset stainless steel sink, single drainer, extensively tiled surround, cupboards and space for washing machine and tumble dryer. There are power points, a ceiling mounted light fitting, extractor fan, wall mounted gas boiler and part wooden panel, part double glazed pedestrian door to the side giving access to the rear garden.

DINING ROOM

Having a fully tiled floor, ceiling mounted light fitting, power points, single panel radiator, UPVC double glazed windows and French doors into an attractive conservatory.

CONSERVATORY

Being of part brick construction with UPVC double glazed windows to all sides with a pitched roof and ceiling mounted light, power points and French doors opening out to the private rear garden.

FIRST FLOOR LANDING

With access to roof space, ceiling mounted light fitting, power points, wooden panel doors and airing cupboard with factory lagged hot water tank and shelving above.

MASTER BEDROOM

Situated to the front of the property and being a well-proportioned with two double fitted wardrobes, a ceiling mounted light fitting, single panel radiator, power points and dual aspect UPVC double glazed windows with attractive long distance views across the Wyre Forest.

EN-SUITE SHOWER

Having a white suite of low level close coupled WC, pedestal wash hand basin, extensively tiled surround, double shower cubicle being fully tiled with wall mounted shower and glazed shower door. There is a single panel radiator, extractor fan, ceiling mounted light fitting and obscure UPVC double glazed side window.

BEDROOM TWO

Situated to the rear with fitted double wardrobe, single panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window overlooking the rear garden

BEDROOMS THREE & FOUR

Situated to the front and rear respectively, both well-proportioned and each with power points, radiators, ceiling mounted light fittings and uPVC double glazed windows.

FAMILY BATHROOM

Being extensively tiled comprising a white suite of low level close coupled WC, pedestal wash hand basin, panel bath with wall mounted T80 Triton shower over with shower curtain and rail. There is a single panel radiator, wall mounted extractor fan, ceiling mounted light fitting and obscure UPVC double glazed window to the rear aspect.

OUTSIDE

The property is approached within this quiet cul de sac onto a private tarmac driveway leading to a covered porch and to the integral garage with a paved path giving gated side access to the rear garden.

The rear garden is a particular feature being well stocked with a variety of mature plants, shrubs and trees with a garden pond and an initial flag stone seating area and covered timber pergola. There is external water supply, security lighting and pedestrian door giving access into the rear of the garage. The rear garden offers a good degree of privacy being bordered by mature hedging, trees and wooden panel fencing to either side.

GARAGE

The garage has been portioned to create a storage garage to the front accessed via the up and over door whilst there is a partition wall dividing the space currently used as storage previously used as a home gym with power, lighting and rear pedestrian access.

SERVICES

Mains water, electricity, drainage and LPG 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.