

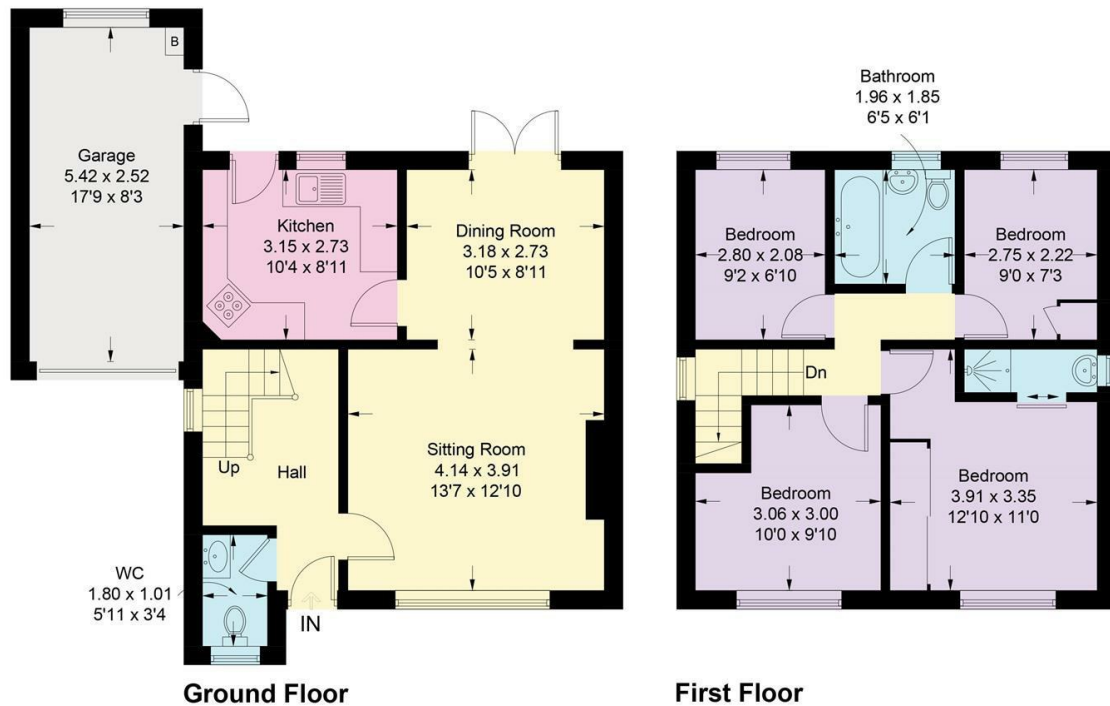
FOR SALE

22a Franche Road, Kidderminster, DY11 5AQ



22A, Franche Road, Kidderminster

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 103.4 sq m / 1113 sq ft



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



FOR SALE

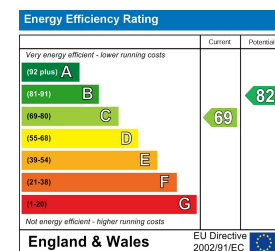
Price £335,000

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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)  
 Bewdley 3 ½ miles Bridgnorth 14 miles Worcester 16 miles Birmingham 22 ½ miles  
 Stourbridge 10 miles



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Sitting Room & Dining Room
- Fitted Kitchen & Cloakroom
- Private Front & Rear Gardens
- Attached Garage & Off-Road Parking
- Convenient & Popular Residential Location
- Viewing Recommended

#### FULL DETAILS

The property is approached set back off Franche Road with access over a tarmac driveway, leading to a paved pathway and a tiled porch leading to the main entrance into the reception hall.

#### RECEPTION HALL

Being light and spacious with turning staircase to the first floor, single panel radiator, telephone point, power points, ceiling mounted light fitting and access to the ground floor cloakroom and living room.

#### CLOAKROOM

With a contemporary suite of low level close coupled WC, vanity wash hand basin, stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window to the front aspect.

#### LIVING ROOM

Situated to the front of the property having an attractive feature coal effect gas fire with attractive stone surround, hearth and mantle over. There is a large single panel radiator, power points, TV aerial point, ceiling mounted light fitting, UPVC double glazed window and a feature arch through to the rear dining room.

#### DINING ROOM

With UPVC double glazed French doors opening out to the attractive rear garden. There is a single panel radiator, power points, ceiling mounted light fitting and wooden panel door accessing the modern fitted kitchen.

#### KITCHEN

Having a tiled floor with a range of wooden rolled top work surfaces with inset one and a half sink with single drainer and swan neck mixer tap and tiled surround with inset power points, matching base and eye level units to include an integrated eye level 'Stoves New Home' double electric oven, Bosch four ring gas hob with stainless steel extractor hood over, 'Whirlpool' dishwasher and refrigerator. There is a ceiling mounted light fitting, UPVC double glazed window and UPVC double glazed pedestrian door giving access to the privately enclosed garden.

#### FIRST FLOOR

With a half landing having an obscure UPVC double glazed side window and the first-floor landing having access to roof space, ceiling mounted light fitting and wooden panel doors to all first-floor accommodation.

#### MASTER BEDROOM

Situated to the front of the property which is light and spacious, with wardrobes having mirror fronted sliding doors. There is a single panel radiator, power points, ceiling mounted light fitting, UPVC double glazed window and access to the en-suite shower room.

#### EN-SUITE SHOWER ROOM

Being fully tiled with a modern white suite comprising vanity wash hand basin, separate shower cubicle with wall mounted shower, glazed shower door, ceiling mounted light fitting, stainless steel heated towel rail and UPVC double glazed window.

#### BEDROOM TWO

Situated to the front of the property, a well-proportioned double bedroom with single panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window.

#### FAMILY BATHROOM

Having a white suite, fully tiled with panel bath, modern stainless-steel mixer tap and wall mounted shower with glazed shower screen. There is a low level close coupled WC, vanity wash hand basin, stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window.

#### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking and turning space for 4-5 vehicles, attractive mature gardens with small level lawn area, well stocked mature shrub, flower and herbaceous borders. The driveway leads to the side of the property accessing the attached garage, whilst a paved pathway leads to the covered main entrance.

The private rear garden has an initial paved seating area with immediate access via part a glazed pedestrian door into the rear of the garage. There is a level lawned area with flower and shrub beds and wooden panel fencing to all sides. There is a paved pathway to the side of the property with gated access leading to the front and the attached garage.

#### ATTACHED GARAGE

With concrete hardstanding, up and over door, power, lighting and housing the 'Worcester' gas combination boiler and rear UPVC double glazed windows. The rear of the garage is currently used as a useful utility space housing additional fridges and freezers with space and plumbing for an automatic washing machine.

#### 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 agent's office in Franche Road proceed on a southerly direction for a short distance where the property will be found on the right-hand side as indicated by the agents For Sale board.

#### LOCATION

This property is set in the most convenient location to the popular northern side of Kidderminster on the Franche Road with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley, Bridgnorth, Wolverley and onward to Wolverhampton, Birmingham, Stourbridge and the cathedral city of Worcester. The property is set back from the main road which offers a mixture of security and privacy whilst not being too isolated and providing good easy access to all local amenities.

#### INTRODUCTION

This detached family home is very nicely presented and offers well-proportioned accommodation over two floors, with four bedrooms and two bathrooms to the first floor and two reception rooms, fitted kitchen and cloakroom to the ground floor. There is plenty of parking and an attached garage with attractive front and rear private gardens. Set in this popular and convenient residential location, close to local amenities and schools. Internal Viewing Recommended.