

FOR SALE

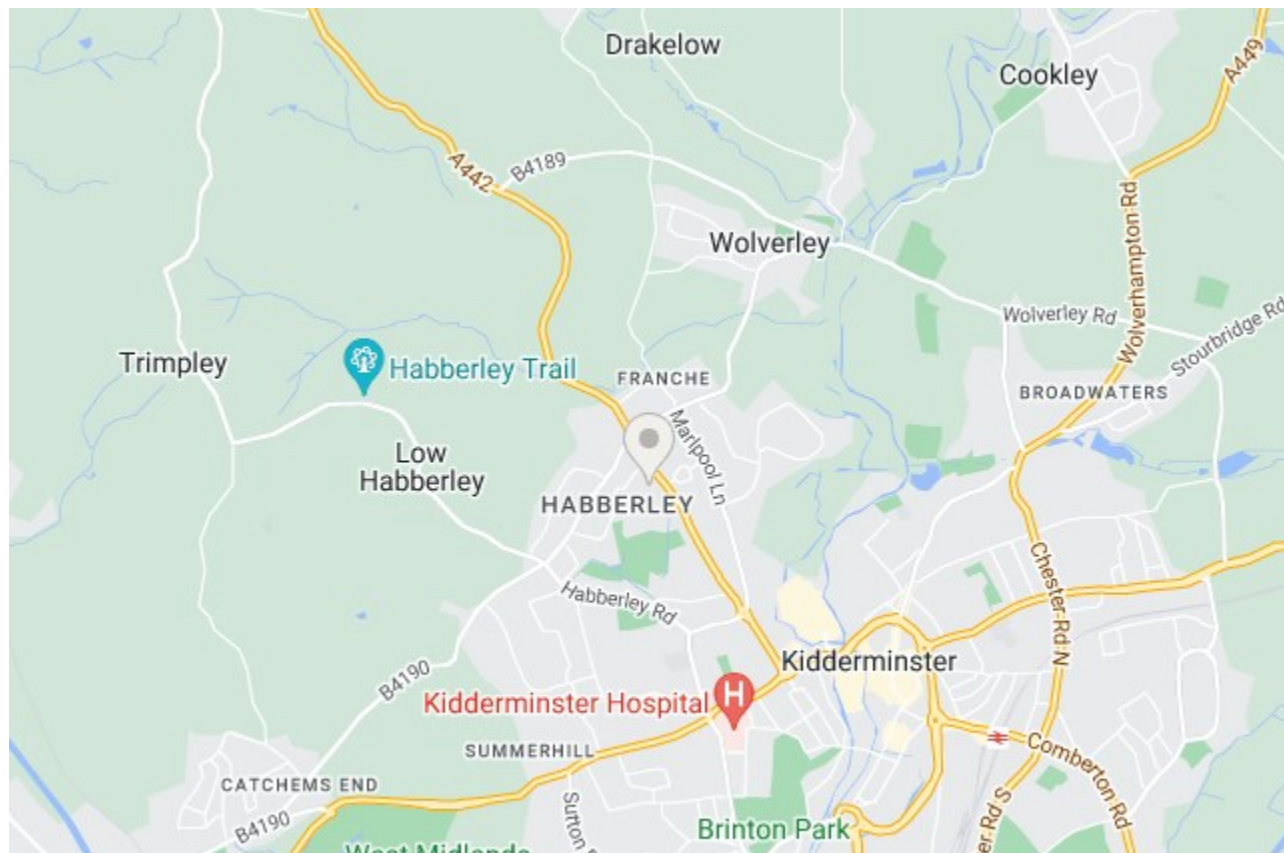
6 Whittles Court Mouse Lane, Kidderminster, DY11 5BF



FOR SALE

Offers In Excess Of £220,000

6 Whittles Court Mouse Lane, Kidderminster, DY11 5BF



**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.



01562 820 880

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



An attractive, modern, low maintenance 3 bedroom family home with private rear garden and with off road parking. This home is conveniently situated in this quiet cul de sac to the north of Kidderminster off Franche Road with good access to local schools and amenities. NO Onward Chain – Viewing Recommended.

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Mileage (all distances approximate)

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



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s

- A Semi-Detached House
- 3 Bedrooms & Bathroom
- Generous Living Room
- Fitted Kitchen & Cloakroom
- Private Rear Garden
- Off Road Parking
- Quiet Cul-de-Sac Location
- No Onward Chain

**DIRECTIONS**

From the agents office in Franche Road proceed in a northerly direction for a short distance taking the first turning on the left hand side into Mouse Lane where Whittles Court can be found a short distance on the right hand side with No. 6 indicated by the agents For Sale board

**LOCATION**

The property is set in the most convenient location to the popular northern side of Kidderminster just off the Franche Road, in this popular and quiet cul-de-sac 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. Whittles court is off the main road which offers a mixture of security and privacy whilst providing good easy access to all local amenities and schools.

**FULL DETAILS**

A modern low maintenance house conveniently situated in his quiet cul de sac with good access to local amenities being ideal for a family or investor. With accommodation over two floors comprising three bedrooms, family bathroom, modern fitted kitchen, living room and outside off road parking to the front with an enclosed private garden to the rear. The property is available with no onward chain and an internal viewing is thoroughly recommended.

The property is approached over a tarmac driveway leading to a paved stepped entrance of obscure UPVC entrance door into:

**RECEPTION HALL**

With power points, telephone point, radiator, dual ceiling mounted light fittings, turning staircase to first floor, wooden panel doors to fitted kitchen, cloakroom and living room.

**FITTED KITCHEN**

With tiled flooring the kitchen comprises granite effect rolled top work surfaces with matching base and eye level wooden units. Extensively tiled with inset power points, Space and plumbing for automatic washing machine, further space and plumbing for dishwasher and additional space for tumble dryer. Integral appliances of 'Diplomat' double electric oven with four ring gas hob above, extractor hood over, Integral larder style refrigerator and freezer. There is a wall mounted 'Worcester 28 S12' boiler, inset spot lights to ceiling, radiator and space for small table and chairs.

**CLOAKROOM**

With tiled flooring, matching white suite of close coupled WC, corner wash hand basin with tiled splash back, extractor fan, ceiling mounted light fitting and radiator.

**LIVING ROOM**

With living flame effect electric fire with marble effect back stage, hearth with wooden surround and mantle over. There is a radiator, power points, TV aerial point, dual ceiling mounted light fittings, UPVC double glazed window to rear aspect overlooking rear garden and further UPVC double glazed French doors opening out to private rear garden.

**FIRST FLOOR LANDING**

With access to roof space, ceiling mounted light fitting and wooden panel doors to all first-floor accommodation to include:

**BEDROOM ONE**

With radiator, telephone point, TV aerial lead, power points, dual ceiling mounted light fittings and UPVC double glazed window to rear overlooking enclosed private garden.

**BEDROOM TWO**

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

**BEDROOM THREE**

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

**FAMILY BATHROOM**

Extensively tiled, with fitted white bathroom suite comprising panel bath with dual hand rails, fully tiled surround, wall mounted 'Mira' shower with glazed shower screen, low level close coupled WC, pedestal wash hand basin, radiator, ceiling mounted extractor fan, integral light, shaver socket and ceiling mounted light fitting.

**OUTSIDE**

To the front of the property there is off road parking for two vehicles, small low maintenance lawned area, wooden panel gated side access to the private and enclosed rear garden.

The rear garden being low maintenance and offering a good degree of privacy with no properties immediately overlooking, an initial paved seating area, low maintenance level lawned area with attractive shrub border and wooden panel fencing to all sides.

**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.

