

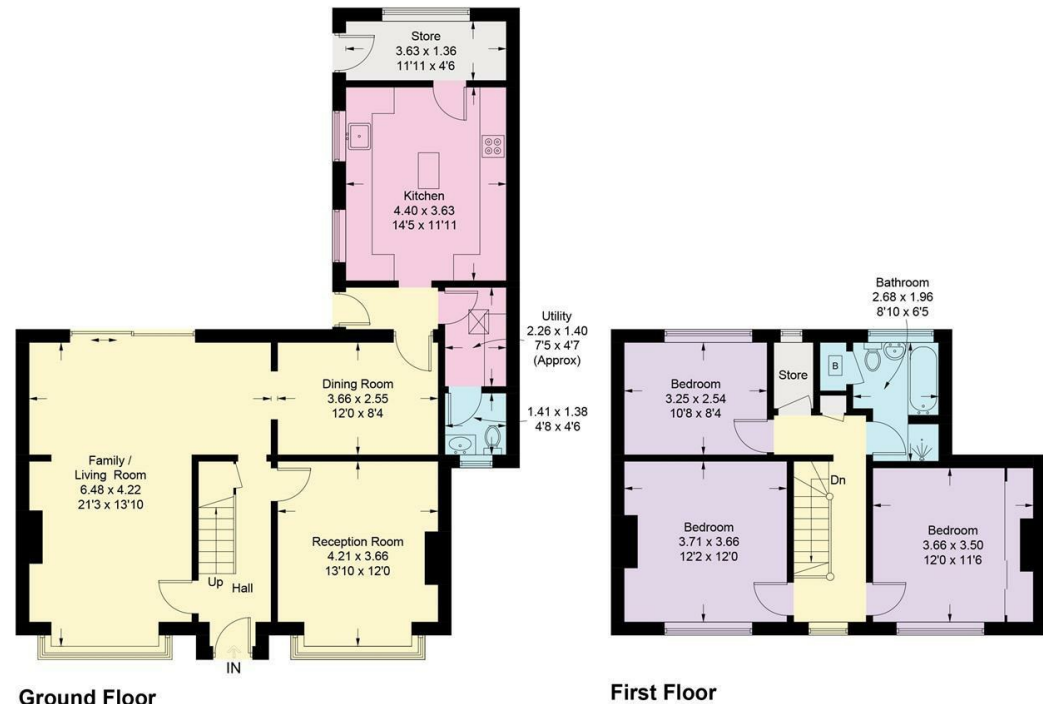
FOR SALE

16 Wolverley Road, Kidderminster, DY11 5JN



16 Wolverley Road, Kidderminster

Approximate Gross Internal Area = 146.7 sq m / 1579 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. (ID1016212)



FOR SALE

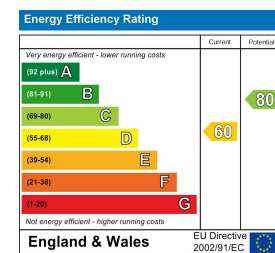
Price £385,000

16 Wolverley Road, Kidderminster, DY11 5JN

**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



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 any agent 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)  
 Wolverley 1 mile Bewdley 4 miles Kidderminster Railway Station 2 miles Worcester 17 miles  
 Birmingham 23 miles



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Impressive Detached Family Home
- Generous & Extended Accommodation
- 3 Bedrooms & Modern Bathroom
- 3 Ground Floor Reception Rooms
- Attractive Fitted Kitchen
- Utility Room, Store Room & Cloakroom
- Large, Private Gardens & Off-Road Parking
- Popular & Convenient Location

#### FULL DETAILS

The property is approached off Wolverley Road onto a brick paved hard standing, providing off road parking for a number of vehicles, leading to a stepped entrance with original solid wooden panel, part obscure glazed entrance door into a generous reception hall.

#### RECEPTION HALL

With turning staircase to the first-floor accommodation with power points, telephone point, single panel radiator, ceiling mounted light fitting, understairs storage cupboard and access to all ground floor reception rooms.

#### SITTING ROOM

Being beautifully presented with a feature coal effect gas fire and attractive brick surround with wooden mantle over. There are power points, TV aerial lead, ceiling mounted light fitting and leaded double glazed box window to the front aspect.

#### LIVING ROOM

Beautifully proportioned with a dining area and offering a fabulous, feature, log burning stove, inset exposed brick with a slate hearth, marble surround and mantle over. There are power points, double panel radiator and leaded box window to the front aspect. The dining area offers power points, double panel radiator, ceiling mounted light fitting and glazed sliding doors overlooking and opening out to the rear garden.

#### MORNING/BREAKFAST ROOM

Situated to the rear of the property with attractive wooden flooring, power points, dual ceiling mounted light fittings, UPVC double glazed window overlooking the attractive garden, single panel radiator and a multi panel glazed door to the rear into an inner hallway, opening to the rear kitchen

#### INNER HALL

With tiled flooring, ceiling mounted light fitting, part wooden panel, part obscure glazed pedestrian door accessing the rear garden.

#### UTILITY ROOM

With a wooden effect rolled top work surface, base and eye level cupboards, space and plumbing for automatic washing machine and further space for tumble dryer. There is a double glazed Velux window, power points, ceiling mounted light fitting and single panel radiator. There is access to the cloakroom

#### CLOAKROOM

Having a white suite of low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, radiator, ceiling mounted light fitting and obscure UPVC double glazed window.

#### KITCHEN

Situated to the rear and with a farmhouse feel the kitchen is beautifully presented with a tiled floor, range of marble effect rolled top work surfaces, plenty of base and eye level solid timber units, tiled splash back, inset power points, 'Range Master' gas cooker with five ring gas hob over and a 'Range Master' extractor hood above. There is a ceramic 'Belfast' sink with a feature ornate mixer tap, central kitchen island with solid wooden work surface and units beneath. There is plenty of space for a larger style double fridge freezer and an integrated 'Sharp' dishwasher. There are exposed ceiling timbers, inset spot lights, extractor fan and two generous UPVC double glazed windows overlooking the attractive garden.

There is access into a store room with power, light, shelving and a pedestrian door to the garden and a glazed window.

#### FIRST FLOOR LANDING

With access to roof space, single panel radiator, leaded double-glazed window to the front aspect, access to all three double bedrooms and family bathroom. There is also access to a storage cupboard and an additional walk-in storage cupboard with glazed window to the rear and ceiling mounted light fitting.

#### BEDROOM ONE

With floor to ceiling wardrobes with glazed and mirror fronted sliding doors. Double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed leaded windows to the front aspect.

#### BEDROOM TWO

With a feature ornate cast iron fire place, single panel radiator, power points, ceiling mounted light fitting and UPVC double glazed leaded window to the front aspect.

#### BEDROOM THREE

Situated to the rear with power points, single panel radiator, ceiling mounted light fitting and a large UPVC double glazed window benefitting from the attractive views across the rear garden.

#### FAMILY BATHROOM

Beautifully presented with a modern white suite, extensively tiled with a panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle with non-slip tray, shower and glazed shower door. There is a stainless-steel heated towel rail, cupboard housing the 'Worcester' gas combination boiler, ceiling mounted light fitting and obscure UPVC double glazed window.

#### OUTSIDE

To the front of the property there is a low maintenance brick paved hard standing providing off road parking for three vehicles with external courtesy lighting and gated access to the rear garden.

The private rear garden is a particular feature of this attractive family home being spacious and laid mainly to level lawn, with flagstone paved seating areas, well stocked shrub and herbaceous borders and wooden panel fencing to all sides. A flagstone path leads to a raised seating area. There is a useful timber garden shed and secret walled garden to the rear. There is stepped and gated access to the walled area of garden with attractive brick walling to all sides currently used as a vegetable garden with a further shed and greenhouse. The private walled garden area has external courtesy lighting and water proof power supply. This beautiful family garden offers plenty of space, being fully private and enclosed to all sides with the benefit of external courtesy lighting and water 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.