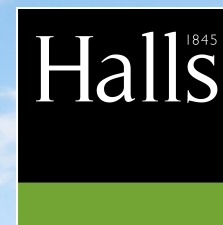


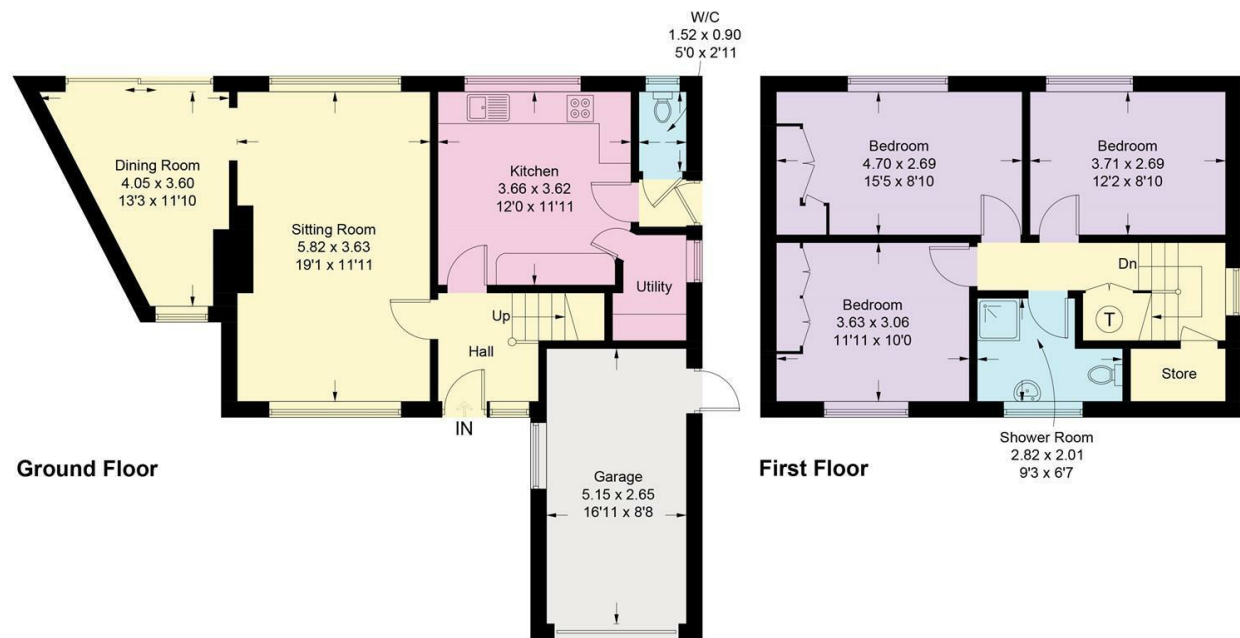
FOR SALE

43 Nursery Grove, Kidderminster, DY11 5BG



43 Nursery Grove, Kidderminster

Approximate Gross Internal Area = 107.8 sq m / 1160 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 121.7 sq m / 1310 sq ft



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



FOR SALE

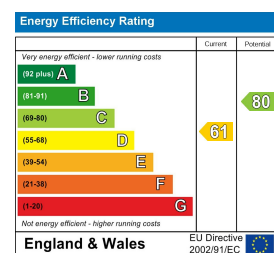
Offers In The Region Of £320,000

43 Nursery Grove, Kidderminster, DY11 5BG

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 deceptively spacious 3 bedroom family detached house, with accommodation over two floors. The property sits within a generous plot with off road parking to the front, an attached garage and private rear garden. The property is available with no onward chain and an internal inspection is thoroughly 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 any agent 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)
 Bewdley 3 ½ miles Bridgnorth 14 miles Worcester 16 miles Birmingham 22 ½ miles
 Stourbridge 10 miles



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Detached Family Home
- Well Proportioned Accommodation
- 3 Double Bedrooms
- Family Shower Room
- 2 Reception Rooms
- Fitted Kitchen with Utility & Cloakroom
- Garage & Parking with Private Gardens
- Quiet & Convenient with No Onward Chain

LIVING ROOM

Being spacious with dual aspect UPVC double glazed windows, feature coal effect electric fire with marble surround and hearth, with further wooden surround and mantle over. There are power points, two radiators, TV aerial point, dual ceiling mounted light fittings and an arched access through to the adjoining second reception or dining room.

DINING ROOM

With dual aspect UPVC double glazed windows and double-glazed sliding doors accessing the rear garden. There are three matching wall lights, double panel radiator and power points.

FITTED KITCHEN

Overlooking the private rear garden with UPVC double glazed window, range of rolled top wooden effect work surfaces with inset one and a half stainless steel sink with mixer tap, tiled surround and matching base and eye level units. There is space and plumbing for dishwasher and space for fridge and freezer. There is a double electric oven with four ring gas hob over, power points, radiator, ceiling mounted light fitting and access to the utility room.

UTILITY ROOM

With obscure UPVC double glazed side window, fitted shelving, ceiling mounted lighting, power points, space and plumbing for automatic washing machine and further space for tumble dryer.

REAR HALL

Having obscure UPVC double glazed door to the side access and also allowing access to the cloakroom.

CLOAKROOM

With a white suite of low level close coupled WC, wash hand basin with tiled splash back, ceiling mounted light fitting and obscure UPVC double glazed window to the rear.

From the reception hall there is a turning staircase with half landing with UPVC double glazed side window, a useful walk-in storage cupboard with ceiling mounted light fitting and UPVC double glazed window to front aspect.

FIRST FLOOR

The landing has a ceiling mounted light fitting, access to roof space, radiator, airing cupboard with factory lagged hot water cylinder and additional storage and shelving. Access can be gained to all three bedrooms and generous family shower room.

BEDROOMS

There are three first floor double bedrooms, each well proportioned, two of which are situated to the rear with UPVC double glazed windows overlooking the rear garden and each of the bedrooms offer ceiling mounted light fitting, power points and radiator.

FAMILY SHOWER ROOM

Being well presented and fully tiled with a modern contemporary white suite of low level close coupled WC, pedestal wash hand basin, double shower unit with non-slip tray, wall mounted 'Mira Sports' shower and glazed sliding doors. There is a mirror fronted, wall mounted medicine cabinet, stainless steel heated towel rail, wall mounted light fitting and obscure UPVC double glazed window.

OUTSIDE

To the front of the property is a low maintenance recently laid tarmac driveway providing off road parking for 3-4 vehicles, with access to the attached garage.

The rear gardens are fully enclosed and bordered via mature hedging and wooden panel fencing with paved patio seating areas laid mainly to level lawn with mature well stocked shrub and herbaceous borders. There is a small ornamental garden pond and a greenhouse as well as a secure garden store/shed. There is external water supply and external courtesy lighting.

GARAGE

With electrically operated roller door, obscure UPVC double glazed window the side aspect, power and lighting with solid wooden pedestrian side door and housing the gas central heating boiler. There is secure gated access via the side of the property to the private rear garden

This well-presented, spacious detached young family home has been well cared for and looked after with particularly well-proportioned accommodation over two floors. Vacant possession with no onward chain and an internal inspection is recommended.

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.