

FOR SALE

141 Marlpool Lane, Kidderminster, Worcestershire, DY11 5HS



141 Marlpool Lane

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft
Garage= 11.0 sq m / 118 sq ft
Store / Home Office = 9.6 sq m / 103 sq ft
Total = 101.1 sq m / 1087 sq ft



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



FOR SALE

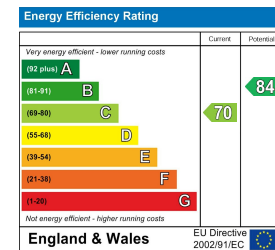
Offers In Excess Of £325,000

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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



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 6 miles Bridgnorth 14 miles Worcester 16 miles Birmingham 19 miles Stourport 4 miles Wolverley 1 mile Kidderminster Train Station 1 ½ mile



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Extended Link-Detached House
- Well Presented Accommodation
- 3 Bedrooms & Family Bathroom
- Living Room & Fitted Kitchen Diner
- Utility Room & Cloakroom
- Private Gardens & Detached Garden Room
- Garage & Off-Road Parking
- Popular & Convenient Residential Location

INTRODUCTION

A beautiful, extended link detached home in this well thought of and most popular residential location on Marlpool on the northern outskirts of Kidderminster. The property is fully alarmed throughout, to include the garage and has benefited from a new consumer unit and electric upgrade in 2014. The property is immaculately presented having been extended to create spacious family accommodation, comprising three first floor bedrooms and a contemporary fitted shower room. On the ground floor is an attractive living room, extended modern fitted kitchen diner with generous utility room whilst sitting in low maintenance private gardens with plenty of off road parking to the front and access to the garage. The vertical and roller blinds fitted throughout the property will be included and there are smoke alarms hard wired in both the kitchen and landing. This property has been genuinely cared for with brand new tiled roofs fitted to main house, garage & utility 2014 as well as a Worcester Bosch combination boiler and radiators fitted 2014 annually serviced since installation. An internal viewing is thoroughly recommended.

FULL DETAILS

The property is approached via the front over a low maintenance spacious block paved driveway leading to the main entrance into the reception hall.

RECEPTION ROOM

With radiator, power points, ceiling mounted light fitting, access to living room and straight flight staircase to the first floor.

LIVING ROOM

Being beautifully presented with a contemporary feel with a beautiful feature log burning fire place with tiled hearth, wooden surround and mantle over. There are power points, TV aerial point, radiator, understairs storage, dual ceiling mounted light fittings and a large UPVC double glazed window to the front aspect. There is a generous walk in fitted cupboard with shelving and a part glazed door giving access to the extended rear kitchen diner.

KITCHEN DINER

Being beautifully presented with a range of work surfaces with inset stainless steel sink, single drainer and swan neck mixer tap. There is an extensively tiled surround with inset power points, matching base and eye level units, concealed and pelmet lighting, larder style floor to ceiling cupboard, integrated 'Zanussi' dishwasher, eye level double 'Smeg' electric oven and a 'Smeg' four ring halogen hob with extractor hood over. There is fully tiled flooring, radiator, inset spot lights to ceiling, UPVC double glazed window and French doors opening and overlooking the rear garden with plenty of space for dining table and chairs and access to the generous utility room.

UTILITY ROOM

Being fully fitted with tiled floor, range of marble effect work surfaces with inset stainless steel sink with drainer, mixer tap, tiled surround, fitted base units, space and plumbing for automatic washing machine and further space for tumble dryer and for larder style fridge freezer. There is a radiator, power points, ceiling mounted light fitting, wall mounted extractor fan and UPVC double glazed window to the rear overlooking the private garden. From the utility room there is access to the cloakroom and a useful walk in cloaks cupboard with wall mounted 'Worcester' gas central heating combination boiler.

CLOAKROOM

With continuation of tiled flooring, low level WC, vanity style wash hand basin with contemporary mixer tap and tiled surround. There is a wall mounted extractor fan, radiator, ceiling mounted light fitting and ceiling natural light tube.

FIRST FLOOR LANDING

With access to the roof space, ceiling mounted light fitting, radiator, power point, obscure UPVC double glazed side window and wooden panel doors to all first floor accommodation.

BEDROOM ONE

Situated to the front overlooking the neighbouring park, this generous double bedroom has fitted floor to ceiling mirror fronted double wardrobe, radiator, power points, TV aerial point, ceiling mounted light fitting and generous fitted cupboard with shelving & UPVC double glazed window.

BEDROOMS TWO & THREE

Situated to the rear of the property overlooking the private garden, each with power points, radiators, ceiling mounted light fittings and UPVC double glazed windows.

SHOWER ROOM

Being attractive with contemporary matching suite and fully tiled with a fitted low level WC, vanity style wash hand basin, display shelving, a corner shower unit with non slip tray, wall mounted shower and glazed sliding doors. There is a ladder style heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window to the side aspect.

OUTSIDE

To the front of the property the low maintenance driveway is block paved providing parking for a number of vehicles with plenty of space for camper van/caravan and leading to the garage. There is external courtesy lighting and a block paved pathway to a secure timber gate giving access to the rear garden.

The rear garden is beautifully presented offering a good degree of privacy with a generous block paved seating area with wooden panel, fencing to all sides, a level lawn and a block paved seating area to the rear of the garden with a fitted raised decked seating area. There is external courtesy lighting and external water supply, external water proof power points to the rear of the property and by the raised decked seating area. There is a fabulous detached timber summer house/store with power and lighting and glazed obscure window to the side and front aspect. The timber garden room is ideal for storage, garden gym or office or summer house.

GARAGE

With up and over door, concrete hard standing with power and lighting.

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.