

**TO LET****£1,300 Per Calendar Month**

Broom Cottage Wolverley Road, Kidderminster, DY10 3QA

A fantastically positioned three bedroom detached bungalow! With easy access to Kidderminster, good commuter routes to Stourbridge, Wolverhampton and Birmingham this property also boasts extensive gardens, large kitchen, two reception rooms and garage and no close neighbours!

A viewing is recommended, no smokers but one pet may be considered on a case by case basis. Tax Band E EPC Rating E.

What3words location Broke. Wizard. Below.



- Rural Bungalow
- Three Bedrooms
- Two Reception Rooms
- Utility and Garage
- Gardens to front, rear and side



2 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Entrance Hall

Having vinyl flooring, uPVC composite door to the front and ceiling light point.

Reception Room 12'10" x 10'10" (3.92 x 3.31)

Having parquet flooring, electric storage heater, ceiling light point and double glazed sliding glass door to the garden.

Utility Room

Having vinyl flooring, wall and base units with worksurface fitted with a stainless steel sink and drainer unit, ceiling light point, double glazed window to the front and door to the garage.

Kitchen 13'10" x 12'0" maximum (4.22 x 3.68 maximum)

Having vinyl flooring, double glazed window to the front, electric range oven with extractor fan, washing machine, stainless steel 1 1/2 bowl sink and drainer unit with mixer tap, part tiled walls and a range of wall and base units.

Reception Room 19'2" x 13'1", 275'7" maximum going to 10'11" minim (5.86 x 4.84 maximum going to 3.33 minimum)

Having carpet and laminate flooring, two electric heaters, two ceiling light points and three double glazed windows to the side and rear. The reception room also has a double glazed sliding glass door to the rear and chimney with log-burner.

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Bathroom 6'6" x 8'11" (2.00 x 2.74)

Having vinyl flooring, panelled bath, opaque double glazed window to the front, fan heater, ceiling light point, hand wash basin and push-button W/C.

Bedroom 13'1" x 12'0" maximum to 11'5" x 8'11" minimum (3.99 x 3.68 maximum to 3.48 x 2.72 minimum)

Having carpet, chimney with log burner, electric heater, double glazed window and double glazed door to the front.

Bedroom 10'10" x 6'11" (3.32 x 2.11)

Having electric heater, carpet, ceiling light point and double glazed window to the rear.

Bedroom 6'5" x 10'11" (1.97 x 3.33)

Having double glazed window to the rear, electric heater, carpet and ceiling light point.

Garage

Having smoke alarm, fuseboard, double glazed window to the rear and door to side.

Garden and Outdoors

The property is accessed via a stoned driveway from Wolverley Road, the bungalow has gardens to the front, side and rear. Mainly laid to lawn, with tree and shrub borders and a brick wall bordering from the road.

Energy Performance Ratings

