

FOR SALE

63 Sutton Road, Kidderminster, DY11 6QT



63 Sutton Road, Kidderminster

Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



Ground Floor

First Floor

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



FOR SALE

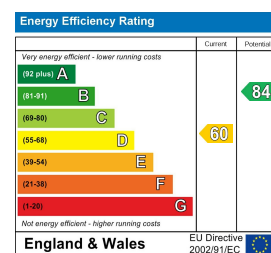
Offers Over £220,000

63 Sutton Road, Kidderminster, DY11 6QT

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 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 miles Stourport-on-Severn 3 miles Worcester 15 miles Birmingham 22 miles



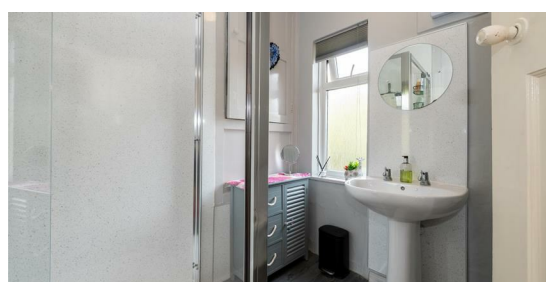
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Well Presented Semi-Detached House
- 3 Bedrooms
- Modern Fitted Shower Room
- Generous Lounge with Dining Area
- Fitted Kitchen & Cloakroom
- Generous Private Garden
- Off Road Parking
- Convenient Residential Location

INTRODUCTION

A lovely semi-detached property set in this popular residential location opposite Brintons Park, offering well proportioned accommodation with three bedrooms and a shower room to the first floor and a generous lounge diner, fitted kitchen and cloakroom on the ground floor. There is an attractive private rear garden and off-road parking to the front. Viewing Recommended.

FULL DETAILS

The property is approached over a gravelled driveway providing off road parking with pedestrian gated access to the covered and stepped front entrance porch with an obscure UPVC double glazed entrance door into the main reception hall.

RECEPTION HALL

With a turning staircase to the first floor, radiator, power points, ceiling mounted light fitting, useful understairs storage/pantry with fitted shelving, light and glazed window to the side. There is access into the generous lounge diner and rear fitted kitchen.

LOUNGE DINER

Being light and spacious with dual aspect UPVC double glazed windows to both front and rear. The living room has a contemporary wall mounted electric, remote-controlled fire, power points, radiator, ceiling mounted light fitting and double-glazed doors opening into the rear garden room/conservatory. The dining area has plenty of space for table and chairs with radiator, power points and ceiling mounted light fitting.

CONSERVATORY

Situated to the rear of the living room with UPVC double glazed windows to all sides, UPVC double glazed ceiling and sliding doors opening out to the attractive rear garden.

FITTED KITCHEN

Having a range of marble effect work surfaces with inset stainless-steel sink with single drainer, swan neck mixer tap, being extensively tiled surround with matching contemporary base and eye level units. There is an integrated electric oven with four ring gas hob and space and plumbing for automatic washing machine. There is a radiator, power points, ceiling mounted light fitting, UPVC double glazed window and pedestrian door giving access and overlooking the private rear garden.

CLOAKROOM

With a white suite of low level close coupled WC, pedestal wash hand basin with tiled splash back and ceiling mounted light fitting.

FIRST FLOOR LANDING

With double power point, access to roof space and wooden panel doors to all first-floor accommodation.

BEDROOM ONE

Situated to the front with an ornamental fire place, double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window with views across Brintons Park.

BEDROOM TWO

Situated to the rear being a well-presented double bedroom with feature ornamental fire place, power points, ceiling mounted light fitting and UPVC double glazed window overlooking the garden.

BEDROOM THREE

Situated to the rear being a well-proportioned double bedroom with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

SHOWER ROOM

Having a modern contemporary white suite of low level close coupled WC, pedestal wash hand basin, shower cubicle with wall mounted 'Triton' shower and glazed door. There is a radiator, extractor fan, ceiling mounted light fitting, generous fitted storage cupboard and an obscure UPVC double glazed window.

OUTSIDE

To the front of the property is a tidy and low maintenance gravelled fore garden with wooden panel fencing and mature hedging to one side. The gravelled driveway provides off road parking for one-two vehicles with gated access to the rear garden.

The rear garden is particularly spacious with an initial concrete hard standing area, useful brick constructed outhouse providing additional storage space with power and lighting, currently housing tumble dryer, freezer and fridge. The garden is beautifully kept and laid mainly to lawn with a pathway leading to the rear with attractive rockery, shrub and flower borders. There is gated access to a further area of garden with raised beds, greenhouse and useful shed being bordered to all sides via wooden panel fencing making it secure and private with plenty of space. There is external water supply and external security 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.

DIRECTIONS

From the agents office in Franche Road, proceed in a southerly direction passing over the first round a bout and continuing on the A442 to the following round a bout and take the third exit onto the A456 Bewdley Road. Continue past Kidderminster Hospital on the left and at the traffic lights turn left onto Sutton Road where the property will be found after a short distance opposite the Brintons Park on the right hand side.

LOCATION

63 Sutton Road is conveniently situated in this residential location with good access to Kidderminster's local amenities, close to Brintons Park with bowling green, children's play area and large open grass areas amongst other things. The property is well located for access throughout Kidderminster and access to nearby Stourport-on-Severn and the popular Georgian town of Bewdley.