

FOR SALE

38 Nursery Grove, Kidderminster, DY11 5BG

Halls 1845

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Approximate Gross Internal Area = 107.2 sq m / 1154 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 122 sq m / 1313 sq ft



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



FOR SALE

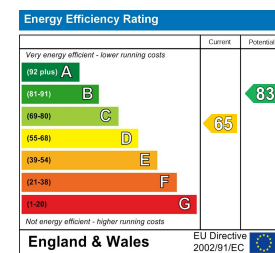
Price £310,000

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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



A lovely 3 bedroom semi-detached property set in this most popular residential cul-de-sac offering well proportioned accommodation. There is a detached garage and generous, private rear gardens and off-road parking to the front. An internal inspection is thoroughly recommended.



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Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
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Mileage (all distances approximate)
 Bewdley 3 ½ miles Bridgnorth 14 miles Worcester 16 miles Birmingham 22 ½ miles
 Stourbridge 10 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A Semi-Detached Family Home
- Well Proportioned Accommodation
- 3 Bedrooms & Family Bathroom
- Generous Lounge Diner
- Attractive Rear Garden Room
- Fitted Kitchen & Cloakroom
- Garage & Parking with Private Gardens
- Quiet & Convenient

INTRODUCTION

A lovely semi-detached property set in this most popular residential cul-de-sac, offering well-proportioned accommodation with three bedrooms and a family bathroom to the first floor and a generous lounge diner, fitted kitchen and cloakroom on the ground floor with the addition of an attractive garden room to the rear. There is a detached garage and generous, private rear gardens with off-road parking to the front. An internal inspection is thoroughly recommended.

FULL DETAILS

The property is approached off this popular cul de sac over a tarmac driveway leading to the main entrance into the reception hall.

RECEPTION HALL

With a turning staircase to the first floor, useful understairs storage cupboard, radiator, telephone point, power points, two ceiling mounted light fittings and solid wooden doors giving access to both living room, fitted kitchen and cloakroom.

CLOAKROOM

Well presented with a modern white suite of low level close coupled WC with tiled surround, wash hand basin with stainless steel mixer tap, ceiling mounted light fitting and obscure double glazed window to the front aspect.

LOUNGE DINER

Being beautifully presented, light and spacious with double glazed bow window, radiator, feature coal effect electric fire with patterned tiled surround, marble effect hearth with wooden surround and mantle over. There is a ceiling mounted light fitting with matching wall mounted light fittings, power points, TV aerial point, leading to the dining area where there is plenty of space for dining table and chairs, ceiling mounted light fitting, radiator and double-glazed French doors accessing the particularly attractive and well-proportioned rear garden room.

GARDEN ROOM

Being of part brick construction with a fully tiled floor, with a range of UPVC double glazed windows overlooking the beautiful garden and further double-glazed French doors accessing the garden and initial paved patio. There is a radiator, power points and matching wall mounted light fittings.

FITTED KITCHEN

With tiled flooring, range of rolled top work surfaces with inset one and a half ceramic sink with single drainer, stainless steel swan neck mixer tap and having an extensively tiled surround with inset power points. There are a range of attractive base and eye level units with space and plumbing for automatic washing machine and an integrated larder style fridge and freezer. Radiator, ceiling mounted light fitting, UPVC double glazed window overlooking the garden room and garden beyond and an obscure UPVC double glazed pedestrian side door accessing the side driveway.

FIRST FLOOR LANDING

The light and spacious landing has a UPVC double glazed side window, loft hatch accessing loft storage and attractive solid wooden doors to all first-floor accommodation.

MASTER BEDROOM

Situated to the rear, being a light and spacious double bedroom with radiator, power points, ceiling mounted light fitting and large UPVC double glazed window overlooking the private rear garden.

BEDROOM TWO

Situated to the front, being a light and spacious double bedroom with radiator, power points, ceiling mounted light fitting and generous UPVC double glazed window.

BEDROOM THREE

Situated to the rear being well proportioned with UPVC double glazed window overlooking the private garden, radiator, power points and ceiling mounted light fitting.

FAMILY BATHROOM

Having a white suite comprising panel bath, extensively tiled surround with wall mounted 'Mira' shower unit with glazed shower screen. There is a low level close coupled WC, pedestal wash hand basin and a wall mounted stainless steel heated towel rail. There is a generous fitted cupboard, radiator, also housing the 'Baxi' gas combination boiler. There is a ceiling mounted light fitting, extractor fan and obscure UPVC window to the front aspect.

OUTSIDE

To the front of the property there is a neat low maintenance lawn with attractive flower and shrub borders with a tarmac driveway providing off road parking leading to the side of the property to the detached garage.

The rear garden is a particular feature being generously proportioned with an initial paved seating area leading to a generous level lawn with attractive flower and shrub borders with a further lean too greenhouse to the rear of the garage and additional paved patio with two small vegetable beds and a generous timber garden shed. The rear garden has the benefit of external courtesy lighting, external water supply and is bordered to all sides via wooden panel fencing offering a good degree of privacy.

DETACHED GARAGE

Being of brick construction with a pitch tiled roof with external courtesy lighting with electrically operated rolled door. The garage has hardstanding, power and lighting and an inspection pit with rear pedestrian door into the garden and rear glazed window.

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.