

FOR SALE

5 Ewloe Close, Kidderminster, DY10 1YJ



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Approximate Gross Internal Area = 160.8 sq m / 1731 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 189.4 sq m / 2039 sq ft



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



FOR SALE

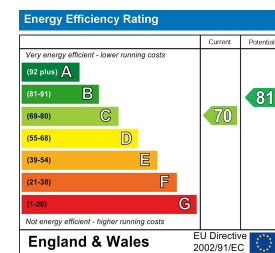
Offers In Excess Of £495,000

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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 fabulous detached 4 double bedroom family home, well presented and extended, offering spacious and flexible accommodation. Situated in this popular location in a raised position, the living accommodation is on the first floor to take advantage of the attractive views creating a particularly light, bright feel. Internal Inspection Recommended.



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Kidderminster Sales

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Mileage (all distances approximate)
 Kidderminster Train Station 1.6 miles Bewdley 4.5 miles Stourport on Severn 3 miles
 Birmingham 19 miles Worcester 13.6 miles



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Generous Detached Family Home
- Fabulous Raised Location with Views
- 4 Double Bedrooms & 2 Bathrooms
- Generous Lounge Diner
- Separate Study & Garden Room
- Fitted Kitchen, Utility Room & Cloakroom
- Garage & Off-Road Parking
- Attractive Private Gardens

RECEPTION HALL

With a single panel radiator, power points, ceiling mounted light fitting, straight flight staircase to the first floor and wooden panel doors to three ground floor double bedrooms and the main family bathroom. There is a generous understairs storage cupboard.

THREE GROUND FLOOR BEDROOMS

Being well proportioned and well presented double bedrooms all benefitting from power points, radiators ceiling mounted light fittings, UPVC double glazed windows and all with mirror fronted floor to ceiling, fitted wardrobes.

GROUND FLOOR BATHROOM

Being particularly spacious, extensively tiled with a contemporary matching white suite comprising a Jacuzzi corner bath with contemporary mixer tap and wall mounted shower attachment. There is a generous walk-in shower with non-slip tray being fully tiled with wall mounted double shower attachment with rain attachment. There is a low-level WC and vanity wash hand basin with attractive stainless steel contemporary mixer tap. Further fitted storage, wall mounted integrated mirror cupboard with concealed lighting, airing cupboard, stainless steel ladder style heated towel rail, spot lights to ceiling, extractor fan and obscure UPVC double glazed window to the side aspect.

FIRST FLOOR LANDING

With power points, radiator, two ceiling mounted light fittings, access to roof space, wooden panel doors to all first-floor accommodation which comprises the fitted kitchen, study/bedroom five, master bedroom, lounge diner and separate cloakroom.

MASTER BEDROOM

Situated to the front of the property, allowing some fabulous long distance rural views. There are power points, single panel radiator, TV aerial point, ceiling mounted light fitting, range of floor to ceiling fitted wardrobes and access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Being fully tiled with a contemporary suite of generous shower cubicle with raised non slip tray with wall mounted shower and glazed sliding doors. There is a low-level WC, vanity wash hand basin and marble effect display shelf with further deep tiled display shelf, stainless steel ladder style heated towel rail, ceiling mounted light fitting, extractor fan and large obscure UPVC double glazed window to the side aspect.

CLOAKROOM

With matching white suite of low-level coupled WC, vanity wash hand basin with contemporary mixer tap, tiled splash back, ceiling mounted light fitting, single panel radiator and obscure UPVC double glazed window to the side aspect.

BEDROOM FIVE

Having a range of fitted wardrobes, double panel radiator, power points, ceiling mounted light fitting and a UPVC double glazed door giving access to the rear gardens.

GENEROUS LOUNGE DINER

Being 'L' Shaped with a coal effect gas fire with tiled hearth, brick surround with wooden mantle over. There are two single panel radiators, inset spot lights to ceiling, power points, TV aerial lead and generous UPVC double glazed window to the front aspect allowing for fabulous long distance rural views. There is plenty of space for dining table and chairs, further UPVC double glazed window to the side aspect allowing plenty of light and dual access to either the dining room or living room from the first-floor landing.

FITTED KITCHEN

With range of marble work surfaces with inset one and a half stainless sink with a swan neck mixer tap, power points, matching base and eye level units to include integrated 'Bosch' dishwasher, integrated wine cooler, 'Bosch' eye level electric oven, 'Bosch' microwave above and AEG induction hob with stainless steel extractor hood over. There are inset spot lights to ceiling, double glazed sliding window opening and overlooking the rear garden room. There is space for a table and chairs with further space for larger style fridge freezer and a pedestrian door giving access to the rear conservatory/Garden room.

REAR GARDEN ROOM/CONSERVATORY

Being of part brick construction with UPVC double glazed windows to both rear and side with a pitched UPVC double glazed ceiling, ceiling mounted light fitting, power points and UPVC double glazed pedestrian door giving access to the rear garden.

UTILITY

Being accessed from the garden room the extended Utility room has a tiled floor, range of rolled top work surfaces base and eye level units, space and plumbing for automatic washing machine, space for tumble dryer and fridge. There are two ceiling mounted light fittings, extractor fan, UPVC double glazed window and pedestal door giving direct access and overlooking the rear garden.

OUTSIDE

The front garden is beautifully presented and stylish being low maintenance laid to patterned coloured gravel, interspersed with shrub and flower beds. The driveway provides off road parking and leads to the attached double garage. A paved stepped pathway winds to the front porch and main entrance. There is gated access to either side of the property leading to the raised rear garden.

The rear garden is a particular feature of this attractive 'upside-down' detached family home being tiered to allow for easier maintenance and to allow for some attractive views. There are a number of attractive private, paved seating areas with an area of level lawn all interspersed and surrounded by a burst of colour through this attractive landscaped garden with an array of shrub and flower beds and borders, with wooden panel fencing to all sides and with external water, power and courtesy lighting. There is a useful greenhouse, gated paved stepped access down to the ground floor level with gated access to the front of the property.

The property also has a ring doorbell fitted, 4 CCTV camera's, 2 at the front and 2 at the rear of the property which are recorded onto a hard drive and the property is also fully alarmed.

GARAGE

With two up and over doors, hardstanding, power and light, rear pedestrian door and rear pedestrian leaded obscure glazed windows with access to the rear garden.

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.