

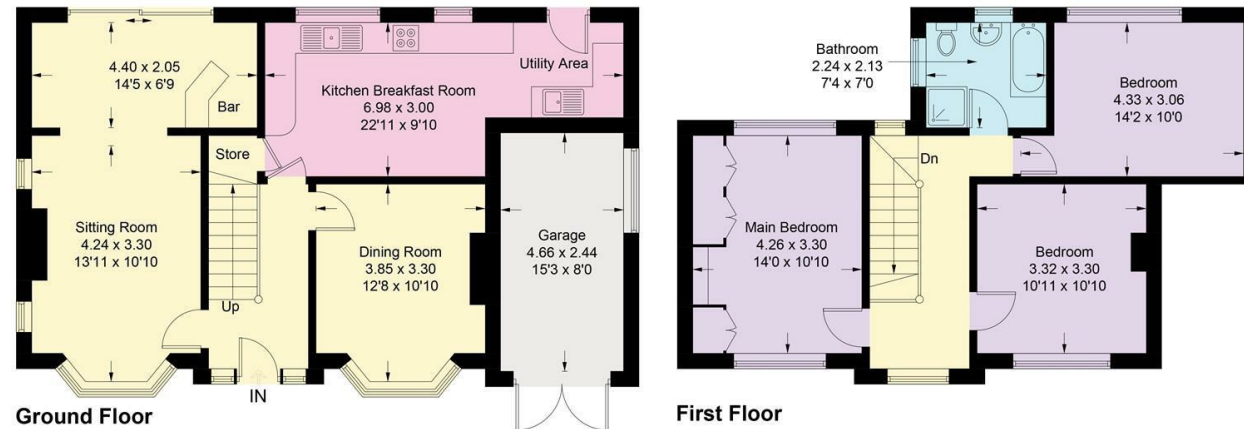
FOR SALE

53 St. Johns Avenue, Kidderminster, DY11 6AX



53, St. Johns Avenue, Kidderminster

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft  
Garage = 11.4 sq m / 123 sq ft  
Total = 129.9 sq m / 1398 sq ft



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



FOR SALE

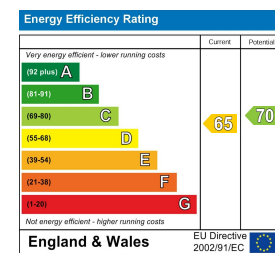
Price £425,000

53 St. Johns Avenue, Kidderminster, DY11 6AX

**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 opportunity to purchase a generous 3 bedroom family home set in this most popular residential location on the northern outskirts of Kidderminster. There is a garage and off road parking with an 'in-out' driveway, all set within beautiful, spacious mature gardens. The property would benefit from modernisation with potential for further development and extensions subject to the necessary planning permission. The property is available with no onward chain and an internal viewing is thoroughly recommended.



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 3 miles Kidderminster Station 1.5 miles Birmingham 22 miles Worcester 16 miles



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Generous Detached Family Home
- Fabulous Location & Spacious Plot
- 3 Double Bedrooms & Bathroom
- 2 Reception Rooms
- Fitted Kitchen Diner
- Garage & Off-Road Parking (In Out Driveway)
- Mature Private Gardens
- No Onward Chain Viewing Recommended

### INTRODUCTION

A fabulous opportunity to purchase a generous family home set in this most popular residential location on the northern outskirts of Kidderminster. The property offers three double bedrooms and a first-floor bathroom with two generous reception rooms and fitted kitchen diner on the ground floor. There is a garage and off road parking with an 'in-out' driveway, all set within beautiful, spacious mature gardens. The property would benefit from modernisation with potential for further development and extensions subject to the necessary planning permission. The property is available with no onward chain and an internal viewing is thoroughly recommended.

### FULL DETAILS

The property benefits from an in, out driveway providing off road parking leading to a stepped entrance into a generous reception hall with turning flight staircase to the first floor, power points, radiator, ceiling mounted light fitting and access to both ground floor reception rooms and kitchen diner.

### LIVING ROOM

Being beautifully spacious with a UPVC double glazed bay window to the front aspect and double-glazed sliding doors to the rear. There is an exposed brick gas fire place with tiled hearth, fitted wooden display shelves, two single panel radiator, power points, TV aerial point, UPVC double glazed side window and two ceiling mounted light fittings.

### DINING/SECOND LIVING ROOM

Nicely proportioned as a separate dining room or second sitting room with an ornamental fire place with wooden surround, mantle over, single panel radiator, power points, coving to ceiling, ceiling mounted light fitting and UPVC double glazed bay window to front aspect.

### FITTED KITCHEN

Situated to the rear of the property with a range of rolled top work surfaces with inset stainless-steel sink with double drainer, mixer tap and tiled surround. There are matching base and eye level units with fitted eye level 'Belling' electric oven, space for table and chairs, space for larder style fridge freezer, useful walk-in pantry with fitted shelving and ceiling mounted lighting. There is a UTILITY AREA with stainless steel sink with single drainer, tiled surround, further work surface with space and plumbing for automatic washing machine, three ceiling mounted light fittings, two UPVC double glazed windows overlooking the rear garden and UPVC double glazed pedestrian door accessing the initial paved patio and mature garden.

### FIRST FLOOR

Half landing with secondary glazed window to the rear aspect. The main landing has access to roof space, secondary glazed window to the front aspect, single panel radiator, power points and access to all first-floor bedrooms and family bathroom.

### MASTER BEDROOM

With dual aspect secondary glazed windows to front and rear with a range of fitted floor to ceiling wardrobes and fitted dressing table. There are two single panel radiators, power points and ceiling mounted light fitting.

### BEDROOMS TWO AND THREE

Both generous double bedrooms to the front and rear aspect respectively, each with secondary double-glazed windows, ceiling mounted light fittings, radiators and power points. Bedroom two benefits from fitted double wardrobe with cupboard over.

### FAMILY BATHROOM

Being fully tiled with a matching, coloured suite of panel bath, pedestal wash hand basin, low level close coupled WC, a corner shower cubicle with wall mounted shower, non-slip shower tray and glazed sliding doors. There is a double panel radiator, ceiling mounted light fitting and obscure glazed windows to both side and rear aspect.

### OUTSIDE

To the front of the property the generous fore garden is laid to lawn with mature hedge borders to either side with gated access to the beautiful mature garden. There is an in out tarmac driveway providing off road parking with external courtesy lighting and an attached garage.

The rear garden is a particular feature and selling points of this generous family home with an initial spacious paved patio immediately to the rear of the property, paved steps lead past a mature well stocked raised flower bed to the generous lawn beyond. There is wooden panel fencing to either side with mature shrubs and trees and a stepped pathway. The private rear garden is a fabulous size offering wonderful space and privacy for all the family, allowing an opportunity to further extend and develop this fabulous family home.

### GARAGE

Having double timber and obscure glazed doors with concrete hardstanding, power and lighting and wall mounted gas central heating boiler.

### AGENTS NOTE

The property is available by vacant possession with no onward chain and would benefit from further modernisation and potential extensions subject to the necessary planning consent.

### 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 Northerly direction and at the round a bout take the first exit onto Habberley Lane and again the first exit at the next roundabout onto Habberley Road. Take the second right hand turn into St Johns Avenue where the property will be found on the right-hand side as indicated by the agents For Sale board.

### LOCATION

The property is located in one of Kidderminsters premier residential addresses on St Johns Avenue with good access to the local amenities including Primary and Secondary schools. The property is also on a bus route offering access to Kidderminster Town Centre, Railway Station and beyond.