



51 Franche Road, Wolverley, Kidderminster, DY11 5TU

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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.



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Kidderminster Sales
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Mileage (all distances approximate)

Kidderminster 2.5 miles Bewdley 5 miles Stourbridge 9 miles Birmingham 24 miles Worcester
17.5 miles2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- **A Lovely Detached Family House**
- **Well Presented & Extended Accommodation**
- **3 Bedrooms & Modern Shower Room**
- **2 Reception Rooms & Cloakroom**
- **Modern Fitted Kitchen**
- **Generous Private Gardens**
- **Garage, Car Port & Off Road Parking**
- **Popular Village Location**
- **No Onward Chain**

DIRECTIONS

From the agents office in Franche road, proceed in a northerly direction for a short distance and at the roundabout take the third exit on Franche Road in the direction of Wolverley. On entering the village, the property will be found on the right hand side as indicated by the agents for sale board.

LOCATION

51 Franche Road is wonderfully located on the outskirts of the village of Wolverley to the northern side of Kidderminster with great access to surrounding areas such as Kidderminster, the beautiful historic Georgian town of Bewdley and further north Stourbridge, Birmingham and the Midlands along with the Motorway network.

The village of Wolverley offers much in the way of amenities including shops and pubs, local playing fields and well thought of local schools including Heathfield School and Day Nursery and Wolverley Sebright VA Primary School.

INTRODUCTION

An attractive detached family home, well positioned in this particularly popular village location on the northern outskirts of Kidderminster, within Wolverley. The property benefits from three bedrooms, a modern first floor shower room, two ground floor reception rooms, a cloakroom as well as a modern fitted kitchen. The property has a generous private garden being beautifully presented and spacious and a real feature of this lovely home. There is a garage with attached store/utility, a car port and off road parking to the front. The property is available with no onward chain and an internal inspection is thoroughly recommended.

FULL DETAILS

The property is approached off Franche Road with a tarmacadam driveway providing off road parking leading to a stepped entrance porch.

ENTRANCE PORCH

With UPVC double glazed windows to front and side aspects and access to the main reception hall.

RECEPTION HALL

Being a good size with turning staircase to the first floor, radiator, power points, two ceiling mounted light fittings, access to the cloakroom, extended kitchen and dining room.

CLOAKROOM

Being extensively tiled with a white suite of low level close coupled WC, wash hand basin, wall mounted mirror fronted medicine cabinet, extractor fan, ceiling mounted light fitting and obscure UPVC double glazed side window.

RECEPTION/DINING ROOM

Being well proportioned with a UPVC double glazed box window, radiator, power points, matching wall and ceiling mounted light fittings and a feature coal effect gas fire with brick surround and wooden mantle over.

EXTENDED KITCHEN

Having a fully tiled floor, range of marble effect rolled top work surfaces, matching base and eye level wooden units with inset one and a half stainless steel sink with single drainer, mixer tap and extensively tiled surround. There is an integrated eye level 'Bosch' electric oven, four ring electric 'Bosch' hob with extractor hood over, space and plumbing for automatic washing machine and further space for fridge. There is a radiator, power points, fitted breakfast bar, two ceiling mounted light fittings, dual aspect UPVC double glazed windows to both side and rear with pedestrian door accessing the beautiful rear garden.

LIVING ROOM

Having been extended providing a spacious reception room with a beautiful feature living flame coal effect gas fire with marble surround, hearth and mantle. There are two radiators, power points, TV aerial lead, matching wall and ceiling mounted light fittings, floor to ceiling UPVC double glazed window and sliding doors accessing and overlooking the beautiful gardens.

FIRST FLOOR

A turning staircase accesses the first-floor landing with access to the roof space, UPVC double glazed side window, power points, ceiling mounted light fitting and wooden panel doors to all first-floor accommodation.

BEDROOM ONE

Situated to the rear this double bedroom has a beautiful outlook with a UPVC double glazed window. There is a range of fitted bedroom furniture to include floor to ceiling wardrobes, bedside table, overhead lockers and dressing table. There is a single panel radiator, power points and ceiling mounted light fitting.

BEDROOM TWO

Situated to the rear with a range of fitted bedroom furniture to include floor to ceiling mirror fronted wardrobes, dressing table, side tables and overbed lockers. There are power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

BEDROOM THREE

Well-proportioned with fitted cupboards, power points, radiator, ceiling mounted light fitting and UPVC double glazed windows.

SHOWER ROOM

Beautifully presented with a contemporary white suite, fully tiled with low level close coupled WC, vanity wash hand basin with stainless steel mixer tap. There are fitted cupboards & shelving, the shower cubicle is fully tiled with raised non slip tray, wall mounted shower and glazed concertina doors. There is a stainless steel electric heated towel rail, extractor fan, ceiling mounted light fitting and obscure UPVC double glazed side window.

OUTSIDE

To the front of the property there is a low maintenance tarmac driveway providing off road parking to the front and side of the property leading to a covered car port and detached garage. The fore garden is bordered via a low-level brick wall, mature hedging and there is external courtesy lighting and gated access to the rear garden.

The rear garden is a particular feature of this attractive detached family home with an initial paved seating area and concrete shaped pathway leading to the rear of the garden with two separate manicured lawned areas, a walk following the path through the garden passes another patio. To the rear of the garden there are further paved seating areas, interspersed with gravel and flower beds where there is a useful timber garden shed and timber summer house. The gardens are spacious and private with wooden panel fencing to either side, with an external water supply, external security lighting and access to both the garage and the attached store room.

GARAGE

Having an up and over door, concrete hard standing, power and lighting with two glazed side windows and pedestrian side door giving access to the garden. To the rear of the garage is an attached store room, also benefitting from concrete hardstanding, power, lighting, two UPVC double glazed windows to the rear and a solid wooden pedestrian door to the side.

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.