

FOR SALE

21 Crestwood Avenue, Kidderminster, DY11 6JS



**21 Crestwood Avenue, Kidderminster**

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft  
 Garage = 17.9 sq m / 193 sq ft  
 Total = 123.8 sq m / 1333 sq ft



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



FOR SALE

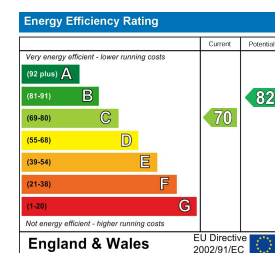
Price £235,000

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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**



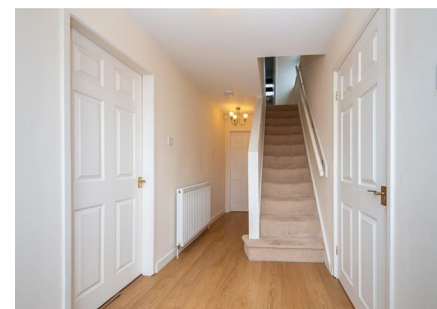
An opportunity to purchase a well proportioned 3 bedroom semi detached family home in this particularly popular residential location situated in the quiet cul de sac of Crestwood Avenue. The property is situated on a corner plot with an enclosed private garden, off road parking to the front and a rear detached garage. The property is available with no onward chain and would benefit from some modernisation. An internal viewing is recommended.



01562 820 880

**Kidderminster Sales**

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Mileage (all distances approximate)  
Bewdley 2 miles, Worcester 17 miles, Birmingham 22 miles, M5 Motorway J5 14 miles



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- A Semi-Detached House
- 3 Bedrooms & Shower Room
- 2 Reception Rooms & Conservatory
- Fitted Breakfast Kitchen
- Corner Plot with Enclosed Garden
- Detached Garage & Off Road Parking
- Quiet & Popular Residential Location
- Would Benefit from Some Modernisation

#### INTRODUCTION

An opportunity to purchase a well proportioned semi detached family home in this particularly popular residential location situated in the quiet cul de sac of Crestwood Avenue. The accommodation comprises three bedrooms and fitted shower room, whilst the ground floor has a generous sitting room, rear conservatory/garden room, dining room and a fitted breakfast kitchen. The property is situated on a corner plot with an enclosed private garden, off road parking to the front and a rear detached garage. The property is available with no onward chain and would benefit from some modernisation and an internal viewing is recommended.

#### FULL DETAILS

The property is approached off Crestwood Avenue over a tarmac driveway to the front providing off road parking with stepped access to the main entrance into the reception hall

#### RECEPTION HALL

With radiator, two ceiling mounted light fittings, power points, telephone point, obscure UPVC double glazed window, straight flight staircase to the first floor, understairs storage and wooden panel doors giving access to both reception rooms and fitted breakfast kitchen.

#### LIVING ROOM

Situated to the front with a UPVC double glazed leaded bay window with display shelf. There is an attractive wooden burning stove with brick surround and wooden mantle over. There are power points, TV aerial lead, two radiators, two ceiling mounted light fittings with matching wall mounted light fittings and double glazed sliding door to the rear into the conservatory/garden room.

#### CONSERVATORY

Being part brick construction with UPVC double glazed windows to all sides, pitched ceiling with fitted light and integrated fan. There are power points, two wall mounted 'Dimplex' electric heaters and UPVC double glazed French doors opening out to the rear garden.

#### SECOND RECEPTION/DINING ROOM

Situated to the front with leaded UPVC double glazed windows, TV aerial point, power points, radiator, two ceiling mounted light fittings, fitted cupboard housing the gas meter and an arched access through to the rear fitted breakfast kitchen.

#### BREAKFAST KITCHEN

Having a tiled floor, range of rolled top work surfaces with inset one and half sink with single drainer, swan neck mixer tap, extensively tiled surround, matching base and eye level units and a breakfast bar with fitted refrigerator and freezer underneath. Further integral appliances include a 'Zanussi' four ring gas hob with extractor hood over and eye level electric 'Zanussi' oven. There are power points, TV aerial point, inset spot lights to ceiling, generous fitted storage cupboard, leaded double glazed windows to both rear and side aspects and a stable style UPVC double glazed door to the rear accessing the gardens.

#### FIRST FLOOR LANDING

With UPVC double glazed side window, access to roof space, ceiling mounted light fitting, power points and wooden panel doors to all first floor accommodation.

#### BEDROOM ONE

Situated to the front with a range of modern fitted matching bedroom furniture to include floor to ceiling wardrobes, fitted drawers, power points, radiator, ceiling mounted light fitting, TV aerial lead and UPVC double glazed window.

#### BEDROOM TWO

Situated to the rear with UPVC double glazed window, power points, radiator and ceiling mounted light fitting.

#### BEDROOM THREE

Situated to the front with a generous fitted wardrobe/cupboard above the stair balk head with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

#### SHOWER ROOM

Being fully tiled with a white suite of low level close coupled WC, vanity wash hand basin with mixer tap, double shower cubicle with raised non slip tray, wall mounted shower and glazed sliding doors. There is a wall mounted electric heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window to the rear aspect.

#### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking with a generous grass side lawn and being a corner plot there is pedestrian gated access off Lea Wood Grove accessing the rear garden and a further tarmac off road parking area leading to the detached garage.

The rear garden is enclosed via part brick wall, part wooden panel fencing with a rear pergola, external courtesy lighting, paved seating area and a small lawned area reaching to the rear of the garage where there is a useful garden shed. There is external water supply and gated access via the side onto Lea Wood Grove.

#### DETACHED GARAGE

Being of brick construction with a pitched tiled roof with an up and over door.

#### 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.