

FOR SALE

6 Elmfield Road, Hartlebury, Kidderminster, Worcestershire, DY11 7LA



6 Elmfield Road, Hartlebury

Approximate Gross Internal Area (Including Double Garage) 205.1 sq m / 2208 sq ft



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



FOR SALE

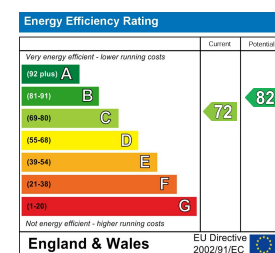
Offers Over £550,000

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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 beautifully presented 4 bedroom detached family home with well-proportioned accommodation throughout. Outside are attractive, private gardens with off road parking and a double garage. The property is available with no onward chain and an internal viewing is highly recommended.



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Kidderminster Sales

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Mileage (all distances approximate)

Kidderminster 6 miles Stourport-on-Severn 3 miles Ombersley 4 miles Worcester 10 miles

Droitwich 8 miles Birmingham 21 miles



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **A Beautifully Presented Detached Family Home**
- **Generous Accommodation Throughout**
- **Four Bedrooms & Three Bathrooms**
- **Three Reception Rooms**
- **Modern Fitted Kitchen Diner**
- **Utility Room & Cloakroom**
- **Double Garage & Off Road Parking**
- **Private Gardens**
- **No Onward Chain**

INTRODUCTION

A beautifully presented detached family home with well-proportioned accommodation throughout, to include four bedrooms and three bathrooms, a generous living room, separate dining room and ground floor office/study and a conservatory. There is a fitted kitchen diner as well as a utility room and separate cloakroom. Outside are attractive, private gardens with off road parking and a double garage. The property is available with no onward chain and an internal viewing is highly recommended.

FULL DETAILS

The property is approached over a tarmac driveway with flagstone shaped pathway leading to the main entrance and into the generous reception hall.

RECEPTION HALL

Being light and spacious with turning staircase to the first floor, under stairs storage cupboard, radiator, ceiling mounted light fittings and wooden panel doors accessing the ground floor cloakroom, office, fitted kitchen and living room.

LIVING ROOM

Beautifully presented and particularly generous with dual aspect UPVC double glazed windows to both front and rear and UPVC double glazed French doors opening out to the attractive and private rear gardens. The living room has an attractive fireplace with feature coal effect gas fire with tiled hearth and mantle over. There are two double panel radiators, power points, TV aerial point and two ceiling mounted light fittings. There is direct access from the living room into the dining room.

DINING ROOM

With a UPVC double glazed bay window to the rear overlooking the private gardens. There are power points, double panel radiator, ceiling mounted light fitting and access into the fitted kitchen diner.

CLOAKROOM

With tiled floor with a modern matching white suite of low level close coupled WC, wash hand basin, single panel radiator, ceiling mounted light fitting and obscure UPVC double glazed window.

GROUND FLOOR OFFICE/STUDY

Situated to the front of the property with UPVC double glazed windows, single panel radiator, power points and ceiling mounted light fitting.

FITTED KITCHEN

Overlooking the attractive gardens with two UPVC double glazed windows. There is a tiled floor, roll top work surfaces with inset one and a half sink with single drainer and swan neck mixer tap. Integrated appliances to include an eye level Neff Electric Oven, Neff four ring gas hob with extractor hood over, an integrated larder style fridge freezer and integrated Neff dishwasher. There are power points, TV aerial point, radiator, dual ceiling mounted light fittings and space for dining table and chairs.

UTILITY ROOM

Being accessed from the kitchen with a continuation of tiled floors, roll top work surfaces, base units and integrated stainless steel sink with single drainer, extensively tiled surround and space and plumbing for an automatic washing machine. There is a ceiling mounted light fitting, radiator and wall mounted Worcester Gas central heating combination boiler.

SIDE PORCH

Accessed from the utility, with fully tiled floor, fitted roll top work surface with space for a tumble dryer and wall mounted lighting and a pedestrian door accessing the rear garden and access into a rear hallway.

The REAR HALLWAY allows access into the rear conservatory/garden room.

GARDEN ROOM

With fully tiled floor and is of part brick construction with UPVC double glazed windows to the both the sides and rear with double glazed French doors opening out onto the attractive and private rear gardens. Within the garden room there are power points and telephone point and wall mounted light fitting.

FIRST FLOOR

Being light and spacious galleried style landing with access to the roof space, radiator, power points and airing cupboard with factory lagged hot water tank. The landing has UPVC double glazed window to the front aspect and wooden panel doors accessing all the first floor accommodation.

There are four bedrooms, two of which have En-suite shower rooms as well as the family bathroom.

BEDROOMS ONE & TWO

Both situated to the rear of the property benefitting from an attractive outlook across the private gardens with two double glazed windows, power points, radiator, ceiling mounted light fitting and fitted wardrobes. Both benefit from En suite shower rooms.

Bedroom one has a generous EN SUITE comprising of extensively tiled shower room with a white suite of fitted low level WC and vanity wash hand basin, display shelving, a generous double shower cubicle being fully tiled with wall mounted shower and raised non slip tray and glazed sliding door. There is a wall mounted vertical electric heated towel rail and further range of useful fitted cupboards, wall mounted mirror with integrated shelving and lighting and obscure UPVC double glazed window to the rear aspect.

Bedroom two also benefits from an En suite shower room being extensively tiled with matching white suite of fitted low level WC, vanity wash hand basin, electric shaver socket, wall mounted electric heated towel rail and fitted shower cubicle being fully tiled with wall mounted shower with glazed concertina style doors.

BEDROOMS THREE & FOUR

Situated to the front of the property each benefitting from fitted shelving, single panel radiator, power points, ceiling mounted light fitting and two UPVC double glazed windows to the front aspect.

FAMILY BATHROOM

Being extensively tiled with a matching white suite comprising of fitted low level WC, vanity wash hand basin with tiled splashback, panelled bath, extensively tiled surround with mixer tap and mounted shower attachment, shower curtain and rail, wall mounted electric heated towel rail, ceiling mounted light fitting and UPVC double glazed window.

OUTSIDE

To the front of the property there is a private level lawned fore garden with shrub and flower borders and a double tarmac driveway providing off road parking leading to the attached double garage. There is wooden gated access to the side of the garage leading to the rear gardens and to the front there is external courtesy lighting. Gated access to the side of the property has a flagstone pathway leading to the private and enclosed rear gardens with attractive flagstone seated areas, generous lawn and mature shrub, flower and herbaceous borders with a gravelled rockery and water feature and further paved seating area to the rear of the garden. There is external water supply and the garden is bordered via a mixture of brick walling and panel fencing and mature hedge borders offering plenty of space, a safe environment and a good degree of privacy.

DOUBLE GARAGE

With dual up and over doors, power and lighting.

SERVICES

Mains water, electricity, septic tank drainage and LPG 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.