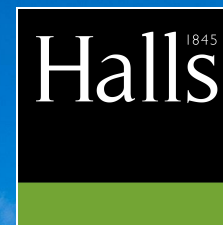


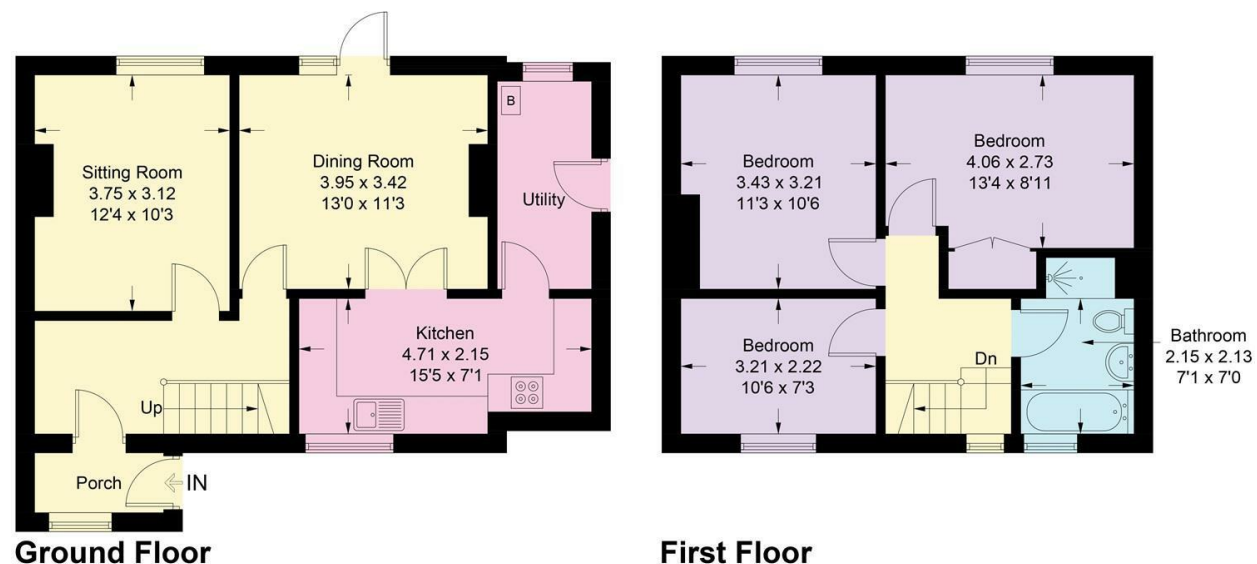
FOR SALE

8 Pound Bank, Rock, Kidderminster, DY14 9RE



8 Pound Bank, Rock

Approximate Gross Internal Area = 93.7 sq m / 1008 sq ft



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



FOR SALE

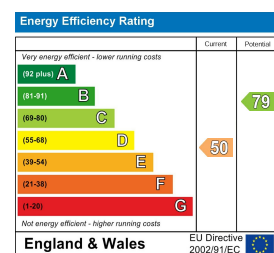
Price £340,000

8 Pound Bank, Rock, Kidderminster, DY14 9RE

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 wonderful opportunity to purchase an attractive, beautifully presented 3 bedroom semi detached rural home offering accommodation over two floors. The property sits in this particularly attractive and convenient rural location within a row of only 10 house, with outstanding panoramic long distance rural views to the rear towards Clee Hill with off road parking to the front and generous enclosed gardens to the rear. An internal viewing is essential to appreciate the quality, size and views within this beautiful home.



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Mileage (all distances approximate)
 Kidderminster 7 miles Bewdley 4 miles Cleobury Mortimer 4.6 miles Ludlow 16 miles
 Birmingham 26 miles Worcester 17.5 miles



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Beautifully Presented Semi-Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Fitted First Floor Bathroom
- Fitted Kitchen & Utility Room
- Private Gardens with Fabulous Rural Views
- Off Road Parking
- Peaceful Rural Setting with Views

INTRODUCTION

A wonderful opportunity to purchase an attractive, beautifully presented semi detached rural home offering accommodation over two floors comprising an entrance porch, generous reception hall, living room and separate dining room with an attractive modern kitchen and useful utility room. The first floor offers three double bedrooms and a fabulous contemporary bathroom. The property sits in this particularly attractive and convenient rural location with outstanding panoramic long distance rural views to the rear towards Clee Hill with off road parking to the front and generous enclosed gardens to the rear. An internal viewing is essential to appreciate the quality, size and views within this beautiful home.

FULL DETAILS

The property is approached via a pedestrian gate with brick paved pathway leading to a raised brick paved terrace with stepped entrance into the entrance porch.

ENTRANCE PORCH

With ceiling mounted light fitting and UPVC double glazed window to the front. A UPVC double glazed door gives access into the generous reception hall.

RECEPTION HALL

With radiator, power points, telephone point, turning staircase to the first floor, useful understairs storage and solid wooden panel door into the living room and part wooden panel part glazed door into the dining room. Both the living room and dining room are situated to the rear of the property to make the most of the outstanding rural views across the rear garden and beyond.

LIVING ROOM

With an attractive feature log burning stove with wooden surround and quarry tiled hearth. There is a double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window.

DINING ROOM

Being beautifully presented and well proportioned room accessing the fitted kitchen. There is a fabulous log burning stove with tiled surround and mantle over. There is a radiator, power points, TV aerial lead, ceiling mounted light fitting and UPVC double glazed French doors opening out to a generous paved seating terrace with access to the beautiful country side views. From the dining room part wooden panel, part glazed double doors open into the attractive, modern kitchen.

FITTED KITCHEN

With fully tiled floor, range of marble effect rolled top work surfaces with one and a half inset stainless steel sink with single drainer, mixer tap and extensively tiled surround. There is an integrated electric oven with four ring gas hob over with stainless steel extractor hood above, integrated dishwasher with space for fridge and freezer. There is a radiator, power points, inset spot lights to ceiling, UPVC double glazed window to the front aspect and a part wooden panel, part glazed door giving access to the useful utility room.

UTILITY ROOM

With tiled floor, space and plumbing for automatic washing machine, further space for tumble dryer and oil fired boiler. There are power points, ceiling mounted light fitting, UPVC double glazed window with fabulous views and a stable style part wooden, part glazed side door giving access to the outside.

FIRST FLOOR

To the first floor is an initial landing with access to all three bedrooms and the bathroom. With two of the bedrooms situated to the rear to take advantage of the wonderful panoramic rural views and the third bedroom with an attractive outlook to the front aspect. All with power points, radiators and ceiling mounted light fittings with double glazed windows and one with fitted double wardrobes.

The BATHROOM is newly fitted with a modern fitted matching white suit comprising panelled bath, vanity wash hand basin, low level close coupled W.C and built in shower with inset fitted display shelves. The bathroom is extensively tiled and beautifully presented and with a UPVC double glazed window to the front aspect.

OUTSIDE

To the front of the property there is a generous garden laid mainly to lawn with a large gravelled parking area with attractive shrub and flower borders with wooden panel fencing to either side.

To the front of the property there is external courtesy and security lighting with gated access to the side of the property where there is a brick paved hard standing area with external storage leading to the rear garden where there is a generous paved patio, timber wood store and a generous level lawned garden with further useful timber garden shed. The garden is bordered to either side via post and rail hedge with further wooden panel fencing and the views beyond towards Shropshire and Clee Hill are truly magnificent with open pasture land and immediately to the rear of the garden.

There is external water supply and external security lighting.

SERVICES

Mains water, electricity, drainage and oil fired central heating 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.