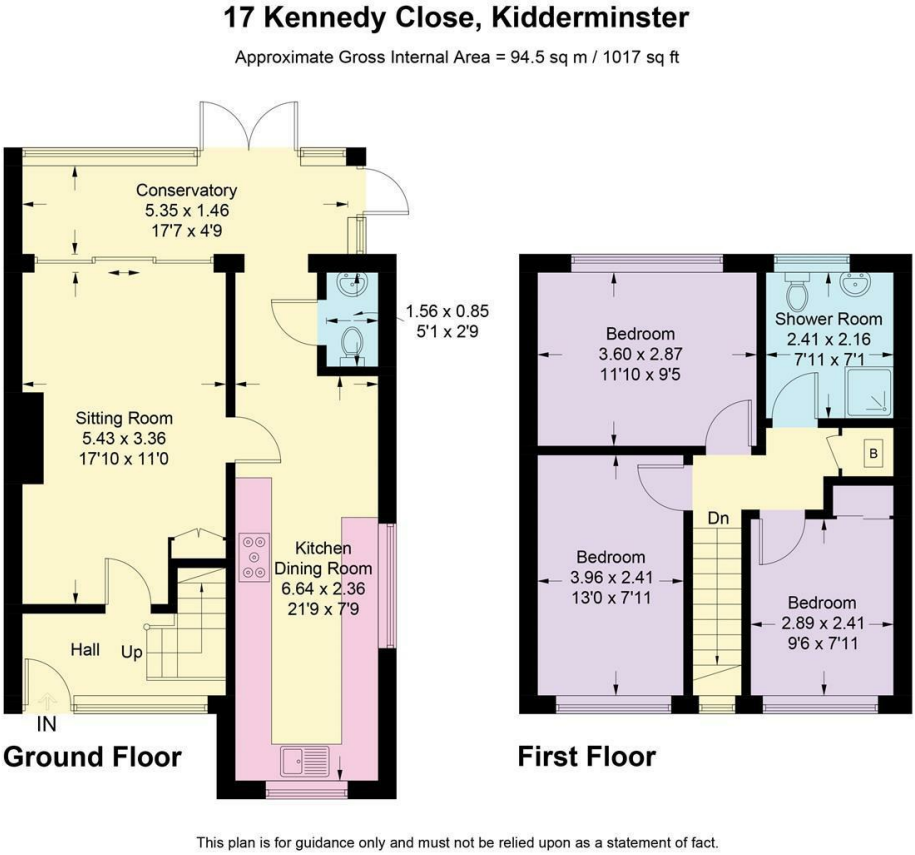


FOR SALE

17 Kennedy Close, Kidderminster, DY10 1LR



FOR SALE

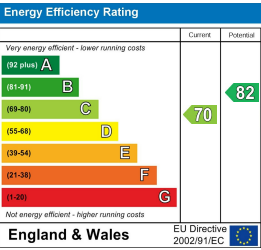
Price £210,000

17 Kennedy Close, Kidderminster, DY10 1LR

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



The property is a well proportioned 3 bedroom semi detached home set in this popular and quiet location offering accommodation over two floors, within private enclosed gardens with off road parking. The property requires some modernisation and is available with vacant possession with no onward chain.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, 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.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01562 820880

FOR SALE

Mileage (all distances approximate)
Kidderminster Station 1 mile Bewdley 8 miles, Worcester 14 miles, Bromsgrove 10 miles
Birmingham 19 miles



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- A Semi-Detached House
- 3 Bedrooms & Shower Room
- Living Room & Conservatory
- Modern Fitted Kitchen Diner
- Private Gardens
- Off Road Parking
- In Need of Some Modernisation
- Popular Residential Location - No Onward Chain

DIRECTIONS

From Kidderminster railway station proceed in a southerly direction turning left before the round a bout onto Hoo Road. Continue for a short distance and take a left hand turn after the round a bout, onto Kennedy Close where No. 17 will be found on the right hand side as indicated by the agents For Sale board.

LOCATION

Kennedy Close is conveniently situated on southern outskirts of Kidderminster with convenient access to the M5 Motorway links, with Junction 4a at Bromsgrove , Junction 5 at Droitwich and Worcester North, Junction 6 approximately 14 miles distant. The property is in a quiet cul-de-sac on a bus route with the railway station close by and a local park approximately 300 meters away. There are two good schools, both well thought of with good Ofsted ratings, less than a mile from the property in Foley Park Primary and King Charles Secondary Schools.

INTRODUCTION

The property is a well proportioned three bedroom semi detached home set in this popular and quiet location offering accommodation over two floors comprising three bedrooms and a first floor shower room. On the ground floor is an entrance hall, generous living room, modern fitted kitchen diner, cloakroom and conservatory, all within private enclosed gardens with off road parking. The property requires some modernisation and is available with vacant possession with no onward chain.

FULL DETAILS

The property is approached off Kennedy Close over a paved driveway with paved path leading to the main entrance into the reception hall.

RECEPTION HALL

With turning staircase to the first floor, UPVC double glazed windows to the front aspect, ceiling mounted light fitting and single panel radiator. There is access into the living room.

LIVING ROOM

is an under stairs storage cupboard, range of power points, TV aerial lead, two radiators, two ceiling mounted light fittings and double glazed sliding doors to the rear accessing the rear conservatory. There is access to the kitchen diner.

KITCHEN DINER

With modern fitted kitchen with a range of wooden effect rolled top work surfaces with inset one and a half stainless steel sink with swan neck mixer tap. There are a range of modern base and eye level gloss units providing plenty of storage with integrated eye level 'Blaumberg' electric oven, separate integrated 'Indesit' five ring gas hob space and plumbing for automatic washing machine, further space for fridge and tumble dryer. There are UPVC double glazed windows to front and side with space for dining table and chairs, power points, inset spot light spot ceiling and radiator.

CLOAKROOM

With a modern white suite comprising low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, inset spot lights to ceiling and radiator.

REAR CONSERVATORY

With power points, radiator, UPVC double glazed windows, pedestrian door to the side and double French doors to the rear garden.

FIRST FLOOR LANDING

With ceiling mounted light fitting, access to roof space, generous fitted cupboard housing the gas combination boiler. There is access to all three bedrooms and shower room.

BEDROOMS

There are three bedrooms, two of which are situated to the front of the property, one to the rear, each with power points, radiators, ceiling mounted light fittings and one with fitted floor to ceiling double wardrobe.

SHOWER ROOM

Being extensively tiled with matching white suite of low level close coupled WC, pedestal wash hand basin, generous double shower cubicle with raised nonslip tray, wall mounted shower and glazed sliding doors. There is a wall mounted stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window to the rear.

OUTSIDE

To the front there is a small lawned fore garden with a paved driveway and paved pathway leading to the main entrance with external courtesy lighting a gated access to the side of the property accessing the rear garden

The rear garden is enclosed via part wall, part wooden panel fencing with a paved seating patio with steps down to a lawned area with paved pathway leading to the rear of the garden.

AGENTS NOTE

The property requires further modernisation and improvements and is available with no onward chain and an internal inspection is recommended.

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.