

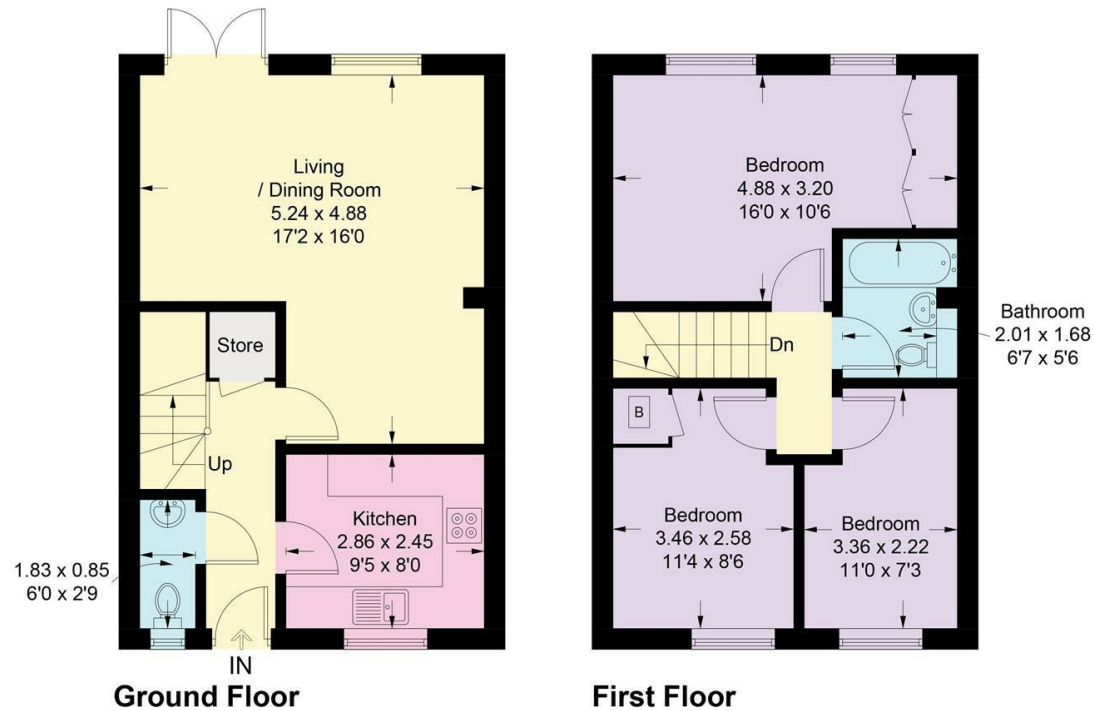
FOR SALE

3 Fen Close, Kidderminster, DY10 2HR

Halls 1845

3 Fen Close, Kidderminster

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



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



FOR SALE

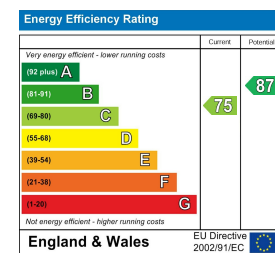
Price £255,000

3 Fen Close, Kidderminster, DY10 2HR

**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 fabulous canal side, modern 3 bedroom end terrace home, offering attractive contemporary living over two floors. Outside the property has a wonderful canal side terrace with attractive outlook across the spacious open green space beyond, whilst the private rear gardens are fully enclosed with double gated access with secure gated off road parking with additional allocated parking to the rear.



01562 820 880

Kidderminster Sales

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Mileage (all distances approximate)  
 Kidderminster Railway Station 1 miles Bewdley 6 miles Bromsgrove 10 miles Blakedown 3.6 miles Worcester 15 miles Birmingham 19 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **A Modern End-Terrace Home**
- **Immaculately Presented & Well Proportioned**
- **3 Bedrooms & Contemporary Bathroom**
- **Modern Fitted Kitchen with Views**
- **Generous Lounge Diner**
- **Private Gardens with Front Terrace & Views**
- **Secure Parking for 3 – 4 Vehicles**
- **Internal Viewing Essential**

**INTRODUCTION**

A fabulous canal side, modern end terrace home, offering attractive contemporary living over two floors comprising three first floor bedrooms and a modern fitted family bathroom suite, whilst the ground floor benefits from an attractive modern fitted kitchen to the front with canal side views, a spacious and contemporary 'L' shaped lounge diner, with the benefit of a ground floor cloakroom and useful understairs storage. Outside the property has a wonderful canal side terrace with attractive outlook across the spacious open green space beyond, whilst the private rear gardens are fully enclosed with double gated access with secure gated off road parking with additional allocated parking to the rear.

**FULL DETAILS**

The property is approached to the rear via a tarmac hardstanding providing off road parking with double gated vehicular access into the private gardens with access to the rear of the property. To the front there is canal side access via a paved pathway leading to a canopy porch and part glazed entrance door into the attractive reception hall

**RECEPTION HALL**

Having power points, radiator, ceiling mounted light fitting, turning staircase to the first floor, useful understairs storage cupboard and access to the kitchen, lounge diner, cloakroom.

**CLOAKROOM**

Having a matching modern white suite of low level close coupled WC, wash hand basin with tiled splash back, ceiling mounted light fitting, radiator and obscure UPVC double glazed window to the front aspect.

**FITTED KITCHEN**

Well presented with a range of rolled top marble effect work surfaces with inset stainless steel sink with single drainer, mixer tap and attractive tiled surround. There are power points, base and eye level cupboards, space and plumbing for automatic washing machine and dishwasher as well as an integrated electric oven with four ring gas hob and extractor hood above. There is further space for larder style fridge freezer, inset spot lights to ceiling and UPVC double glazed windows with beautiful outlook across the front terrace garden, canal and green space beyond

**LOUNGE DINER**

Having plenty of space for dining table and chairs, this generous 'L' shaped lounge diner has two radiators, power points, TV aerial lead, two ceiling mounted light fittings, telephone point, UPVC double glazed window and UPVC double glazed French doors overlooking and opening out the attractive and private rear garden.

**FIRST FLOOR LANDING**

The landing has access to the roof space, power points, ceiling mounted light fitting and wooden panel doors to all first-floor accommodation

**MASTER BEDROOM**

Situated to the rear with two UPV double glazed windows, single panel radiator, power points and two fitted double wardrobes.

**BEDROOMS TWO AND THREE**

Situated to the front of the property, each with power points, radiator, ceiling mounted light fitting and UPVC double glazed window with attractive outlook across the canal and beyond. Bedroom two benefits from a generous fitted cupboard housing the 'Worcester' gas combination boiler.

**BATHROOM**

Beautifully presented with a matching modern white suite of low level close coupled WC, pedestal wash hand basin, panel bath with handrails, wall mounted shower and glazed shower screen. The bathroom is extensively tiled with single panel radiator, inset spot lights to ceiling, useful fitted shelving and mirror with ceiling mounted extractor fan.

**OUTSIDE**

To the front of the property there is a beautifully present low maintenance terrace seating area with generous gravel hardstanding, paved pathway and seating with attractive canal side views and gated side access to the beautifully presented private rear garden.

The rear garden benefits from an initial paved patio with timber pergola, level lawn with timber decked seating to the rear. There is a tarmac parking space securely set behind double timber gates beyond which there is a generous tarmac parking area providing parking for a further 3-4 vehicles. The rear garden is enclosed via wooden panel fencing. There is a useful timber garden shed and the garden enjoys a good degree of privacy in this attractive and quiet well thought of location.

An internal viewing is recommended to appreciate the size, quality and nature of this attractive three bedroom family home.

**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.

**DIRECTIONS**

From Halls Kidderminster Office on Franche Road continue towards Kidderminster town centre. At the roundabout proceed onto the Proud Cross Ring and at the following roundabout take the first exit left. At the traffic lights turn left into Broad Street continuing to the 'T' junction turn right and on approaching the mini roundabout take the first left hand turn over the canal bridge. At the following 'T' junction turn right and right again onto Fen Close and continue a short distance where there is a left turn into the parking area to the rear of the property as indicated by the agents 'For Sale' board.

**LOCATION**

Offering stunning canal-side views with attractive open green space beyond, adjacent to the tow path on the Staffordshire and Worcestershire canal providing excellent footpath access towards the villages of Wolverley and Cookley and Kidderminster town centre, offering easy access to local schools, shops and amenities with excellent access to transport links.