

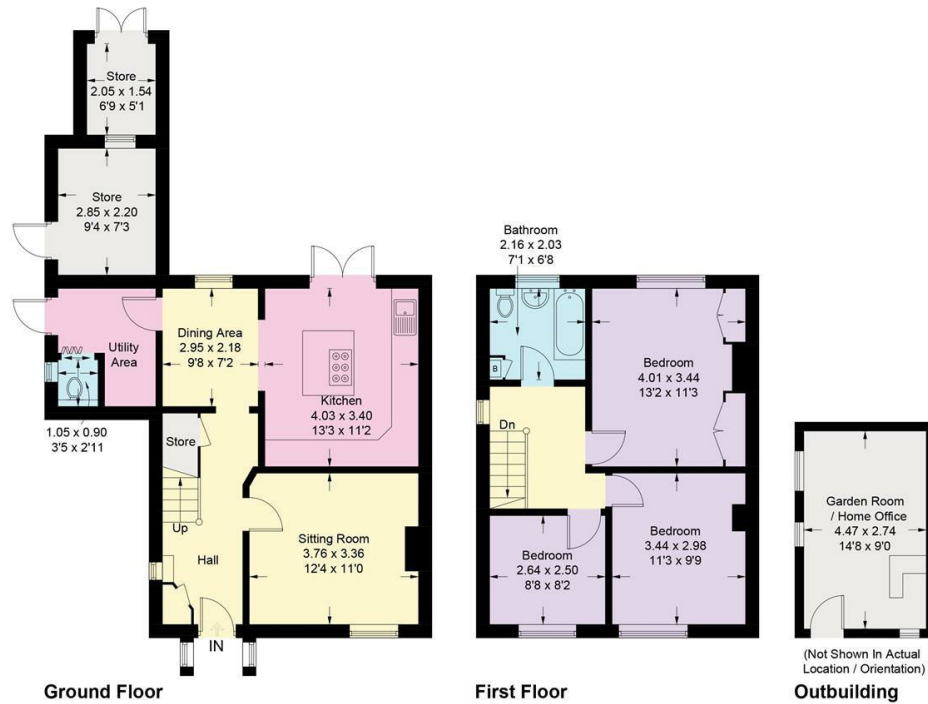
FOR SALE

3 Sebright Green, Kidderminster, DY11 5UB



3 Sebright Green

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft
 Outbuilding & External Stores = 22.4 sq m / 241 sq ft
 Total = 115.9 sq m / 1247 sq ft



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



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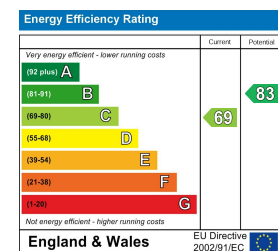
Offers In Excess Of £300,000

3 Sebright Green, Kidderminster, DY11 5UB

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 lovely modernised and renovated 3 bedroom semi detached home in this quiet and convenient sought after village location, set opposite the green, with well proportioned accommodation. Outside there are beautiful mature private rear gardens with the benefit of an outdoor garden room and off road parking to the front. An internal viewing is recommended to appreciate the nature, size and quality of this attractive family home.



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Kidderminster Sales

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Mileage (all distances approximate)
 Kidderminster Railway Station 3 miles Bewdley 4 miles Stourbridge 7 miles Worcester 15 miles Birmingham 19 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Semi-Detached Family Home
- Beautifully Presented & Modernised Throughout
- 3 Bedrooms & Family Bathroom
- Fabulous Modern Kitchen Diner
- Cloakroom & Utility Room
- Living Room
- Generous Garden with Garden Room/Bar
- Off Road Parking Sought After Location

INTRODUCTION

A lovely family home having been modernised throughout, this three bedroom semi detached home is perfectly positioned, in this quiet and convenient sought after village location, set opposite the green, with well proportioned accommodation over two floors. With three first floor bedrooms and a beautiful family bathroom and a ground floor offering a living and a fabulous light and spacious, fully fitted kitchen diner to the rear with the benefit of a utility room and cloakroom. Outside there are beautiful mature rear gardens with the benefit of an outdoor garden room/bar and off road parking to the front. An internal viewing is recommended to appreciate the nature, size and quality of this attractive family home.

FULL DETAILS

The property is approached off Sebright Green, onto a tarmac driveway with gravelled hardstanding with a pitched tiled porch, attractive tiled floor and main entrance door leading into the attractive reception hall.

RECEPTION HALL

Offering useful storage as well as understairs storage, with a straight flight staircase to the first floor, double panel radiator, ceiling mounted light fitting, UPVC double glazed side window and a fabulous feature exposed brick wall. From the reception hall access can be gained to the living room and fitted kitchen diner to the rear.

LIVING ROOM

Situated to the front of the property with an exposed brick recessed fire place with tiled hearth and wooden mantle over. There are power points, double panel radiator, ceiling mounted light fitting, concealed lighting to coving and UPVC double glazed window with an attractive outlook across the green.

OPEN PLAN KITCHEN DINER

Situated to the rear of the property, this lovely space is the heart of this home, the open plan kitchen diner. Having a range of quartz work surfaces to include a generous kitchen island with a range of base and eye level storage cupboards with inset one and a half sink with single drainer, mixer tap and extensively tiled surround. There is a fitted corner pantry cupboard and a range of integrated appliances to include a larder style fridge freezer, wine cooler, eye level electric 'Neff' slide and hide oven with grill over, an 'AEG' induction hob and integrated dishwasher. The kitchen benefits from feature exposed brick walls adding character, with power pints, a contemporary wall mounted vertical radiator and plenty of space for a table and chairs. There are inset spot lights to the ceiling and two ceiling lights. There is a UPVC double glazed window and French doors overlooking and accessing the private mature gardens. From the kitchen access can be gained into the utility room.

UTILITY ROOM

With space and plumbing for automatic washing machine, space for tumble dryer, power points, ceiling mounted light fitting, obscure UPVC double glazed side door and access to the cloakroom

CLOAKROOM

With attractive character tiled flooring, low level close coupled WC, integrated wash hand basin, contemporary mixer tap and glazed side window.

FIRST FLOOR LANDING

With feature exposed brick wall, UPVC double glazed side window, ceiling mounted light fitting, access to fully boarded roof space, double power point and wooden panel doors to all first floor accommodation.

MASTER BEDROOM

Situated to the rear of the property with a range of fitted wardrobes and cupboards. There are power points, double panel radiator, ceiling mounted light fitting and UPVC double glazed window with attractive outlook across the garden.

BEDROOM TWO

Situated to the front being a generous double bedroom, well presented with double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed window across the opposite green.

BEDROOM THREE

Situated to the front, being well proportioned with power points, double panel radiator, ceiling mounted light fitting and attractive outlook across the green.

BATHROOM

Being fully fitted and extensively tiled with a patterned tiled floor and comprising suite of low level WC, vanity wash hand basin, mixer tap, panel bath with wall mounted rain shower and glazed folding shower door. There is a cupboard housing the 'Worcester' combination boiler (fitted in 2020), stainless steel heated towel rail, ceiling mounted light fitting, extractor fan and obscure UPVC double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is plenty of space with a part tarmac driveway to the front and side as well as a gravelled hardstanding providing off road parking for 3-4 vehicles. There is an electrical vehicle charging point and gated access to the rear enclosed gardens.

The rear garden is a particular feature of this attractive home, with an initial flag stone and paved seating area immediately to the rear of the kitchen with external water supply. There are generous level lawns with fenced and gated, safe, child's play area. There are well stocked shrub and herbaceous borders and mature hedge borders to all sides. A pathway leads to the rear of the garden where there is a further flagstone seating area, beautifully positioned with an abundance of privacy where there can be found the detached timber garden room/bar. Beyond the garden room there is gated access to another area of garden with raised vegetable beds, composting, greenhouse, all bordered via wooden panel fencing and mature hedging.

GARDEN ROOM/BAR

This is a fabulous addition offering an plenty of uses, currently being used as an entertaining space and home bar. There are further opportunities for a home office or a gym, with double glazed French doors, three double glazed windows, power points and lighting.

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.

LAPSED PLANNING PERMISSION

Planning permission was applied for in November 2020 Ref: 20/0992/HOU and refused. An appeal was allowed and planning permission was granted in May 2021 for single storey side and rear extension subject to conditions.

This planning permission has now lapsed so any planning permission will need to be applied for.