

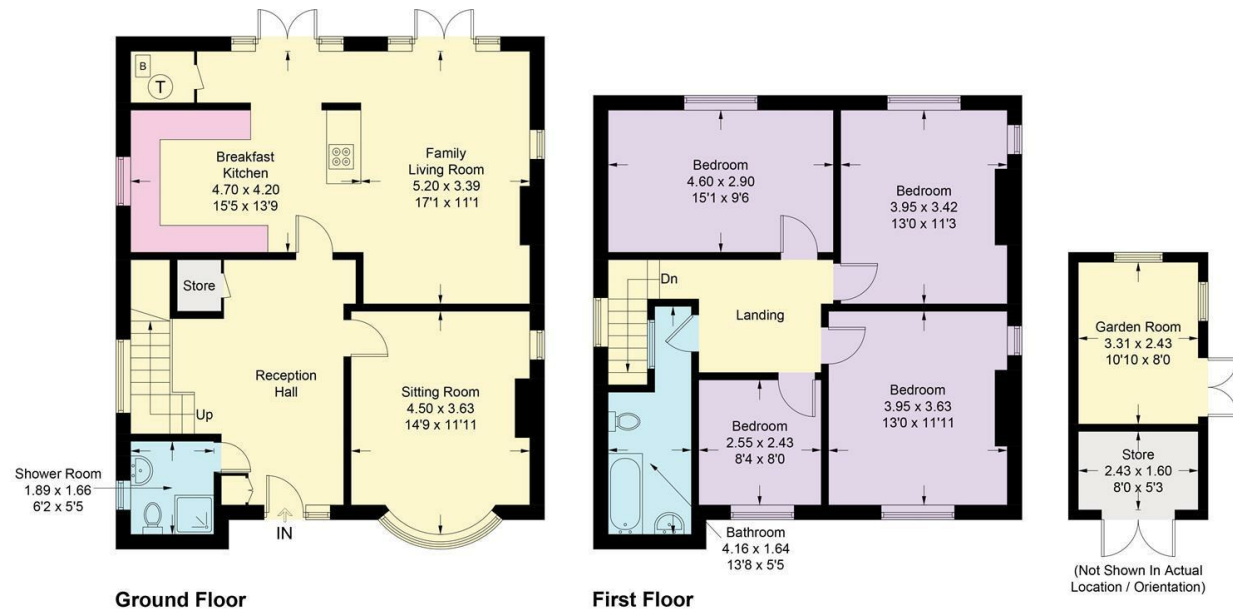
FOR SALE

74 Habberley Road, Kidderminster, DY11 5PN



74 Habberley Road, Kidderminster

Approximate Gross Internal Area = 144.5 sq m / 1555 sq ft
Outbuilding = 12.4 sq m / 133 sq ft
Total = 156.9 sq m / 1688 sq ft



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



FOR SALE

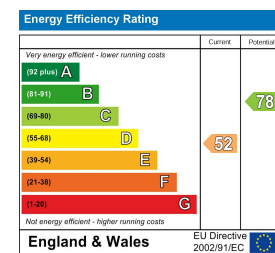
Offers In Excess Of £445,000

74 Habberley Road, Kidderminster, DY11 5PN

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



This is an exceptional 4 bedroom detached family home, beautifully presented throughout having been much improved, offering an abundance of space situated in this well thought of and popular residential location. The property sits within a generous plot with an abundance of parking to the front and fabulous private rear garden. An internal viewing is recommended to appreciate the size, nature and quality of 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 Station 2 miles Bewdley 2.6 miles Worcester 13 miles Birmingham 19 miles



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Generous Detached Family Home
- 4 Bedrooms & Family Bathroom
- Attractive Living Room
- Beautiful Fitted Kitchen Diner
- Generous Reception Hall & Cloakroom
- Large Private Gardens
- Plenty of Off Road Parking
- Popular Residential Location

INTRODUCTION

This is an exceptional detached family home, beautifully presented throughout having been much improved, offering an abundance of space situated in this well thought of and popular residential location. The property benefits from four generous bedrooms and a modern family bathroom to the first floor. The ground floor offers a fabulous open reception hall, shower room, attractive living room and an impressive, extended living kitchen diner to the rear overlooking the beautiful gardens. The property sits within a generous plot with an abundance of parking to the front and fabulous private rear garden. An internal viewing is recommended to appreciate the size, nature and quality of this beautiful home.

FULL DETAILS

The property is approached off Habberley Road onto a tarmac driveway providing off road parking for a number of vehicles. There is a stepped covered entrance via a wooden solid entrance door into a light and spacious reception hall.

RECEPTION HALL

With turning staircase to the first floor, two useful storage cupboards and access to the living room, kitchen diner and the shower room.

SHOWER ROOM

Being extensively tiled with a modern suite of low level close coupled WC, vanity wash hand basin with contemporary mixer tap, generous shower with glazed shower screen, ceiling mounted light fitting and obscure double glazed window to the side aspect.

LIVING ROOM

Situated to the front of the property, impeccably presented with an attractive UPVC bow window, feature recessed fire place with timber mantle over, power points, radiator, ceiling mounted light fitting and further obscure UPVC double glazed window to the side aspect.

FITTED KITCHEN DINER

Situated to the rear of the property and being the heart of the home, with breakfast bar into the dining/living area. The kitchen has a range of marble work surfaces with contemporary inset one and a half stainless steel sink with mixer tap, matching base and eye level units to include an integral double eye level 'Zanussi' electric oven and microwave over. Further integral appliances include a dishwasher, washing machine, larder style fridge freezer and waste bins. There is attractive concealed lighting, inset spot lights to ceiling and UPVC double glazed window to the side aspect. The breakfast bar has work surface with cupboards beneath with integrated four ring 'Zanussi' Induction hob. The dining/sitting area has plenty of space for dining table and chairs and two UPVC double glazed French windows opening out to a large raised decked terrace overlooking the fabulous lawned gardens beyond. There is a generous fitted cupboard with shelves which currently houses the tumble dryer and gas boiler.

FIRST FLOOR LANDING

The spacious landing has access to the roof space, radiator, power points and wooden panel doors to all first floor accommodation.

BEDROOM ONE

Situated to the front of the property with dual aspect UPVC double glazed windows to both front and side aspects, power points, radiator, ceiling mounted light fitting and a range of fitted wardrobes.

BEDROOM TWO

Situated to the rear with dual aspect UPVC double glazed windows to side and rear with an attractive outlook across the private gardens and beyond. There are power points, radiator and generous fitted wardrobe.

BEDROOM THREE

Also to the rear, being a spacious double bedroom with radiator, power points, ceiling mounted light fitting, TV aerial lead and UPVC double glazed window with attractive outlook.

BEDROOM FOUR

Situated to the front of the property currently used as a home office, well proportioned with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

FAMILY BATHROOM

With an attractive white suite of low level close coupled WC, panel bath with mixer tap and shower attachment, extensively tiled surround, pedestal wash hand basin, radiator, ceiling mounted light fitting and obscure UPVC double glazed window.

OUTSIDE

To the front of the property there is a low maintenance gravelled area with generous tarmac driveway providing off road parking and turning space for a number of vehicles with access to the storage garage and gated access to the rear garden.

The rear garden is a particular feature with an initial generous raised timber decked seating area offering ideal outside entertainment seating area and perfect for family alfresco dining, situated immediately to the rear of the extended kitchen. There is access to what was the garage having been split into part storage garage and with a larger space accessed from the deck with spaces for a garden room.

There is water proof power supply and external water supply and steps lead from the raised decked seating area down to a large lawn enclosed to all sides via wooden panel fencing with a paved patio, generous timber Wendy house currently used as storage, further timber shed and greenhouse. There are attractive flower borders and a small vegetable plot.

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.