

FOR SALE

43 Franche Road, Kidderminster, DY11 5AL

Halls 1845

43 Franche Road, Kidderminster

Approximate Gross Internal Area = 201.1 sq m / 2165 sq ft (Including Garage)
Outbuildings = 33 sq m / 355 sq ft
Total = 234.1 sq m / 2520 sq ft



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



FOR SALE

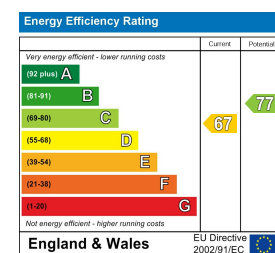
Price £400,000

43 Franche Road, Kidderminster, DY11 5AL

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 opportunity to purchase a substantial 5 bedroom detached family home in this well thought of and sought after residential location on the northern outskirts of Kidderminster. The property has an abundance of space offering potential to modernise and/or develop. Outside this generous plot has plenty of off road parking to the front, a spacious attached garage/car port, useful outbuildings/stores and wonderful mature private gardens to the rear. An internal viewing is recommended.

Halls 1845

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.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01562 820 880

Mileage (all distances approximate)
 Bewdley 3 ½ miles Bridgnorth 14 miles Worcester 16 miles Birmingham 22 ½ miles
 Stourbridge 10 miles



2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- An Impressive Detached Family Home
- Well Proportioned & Extended Accommodation
- 5 Bedrooms & 2 Bathrooms
- Generous Living Room
- Dining Room & Separate Office
- Fitted Kitchen Diner & Cloakroom
- Wonderful Gardens, Garage & Parking
- Popular & Convenient Location

INTRODUCTION

A fabulous opportunity to purchase a substantial detached family home in this well thought of and sought after residential location on the northern outskirts of Kidderminster. The property has an abundance of space offering potential to modernise and/or develop, with five bedrooms, four of which are on the first floor, the fifth on the second floor with a first floor bathroom and a separate shower room with WC. The ground floor is equally spacious with three well proportioned reception rooms comprising a living room, separate dining room and office. The ground floor also benefits from an extended kitchen diner and outside this generous plot has plenty of off road parking to the front, a spacious attached garage/car port, useful outbuildings/stores and wonderful mature private gardens to the rear. An internal viewing is recommended.

FULL DETAILS

This extensive detached family home is approached off Franche Road, opposite the popular Kidderminster Carolians Rugby Club, onto a part tarmac, part brick paved hardstanding providing plenty of off road parking with turning space leading to a recessed covered porch with solid wooden door accessing the ground floor reception hall.

RECEPTION HALL

With straight flight staircase to the first floor, power points, radiator, walk in storage cupboard and access to all ground floor accommodation.

OFFICE

Situated to the front of the property being well proportioned with double panel radiator, power points, ceiling mounted light fitting and generous UPVC double glazed windows to the front aspect.

DINING ROOM

Situated to the front of the property with UPVC double glazed bay window, two double panel radiators, fitted gas fire with tiled hearth, surround and mantle over, power points and ceiling mounted light fitting.

LIVING ROOM

Situated to the rear with UPVC double glazed sliding doors overlooking and accessing the beautiful mature garden with two double panel radiators, power points, TV aerial lead, gas fire with tiled surround and mantle over with dual ceiling light fittings.

KITCHEN DINER

Situated to the rear offering plenty of space with solid wooden units, range of work tops and breakfast bar with inset stainless steel double sink with double drainer and mixer tap, extensively tiled surround with space and plumbing for automatic washing machine, dishwasher, space for two fridges and freezers, eye level integrated 'Samsung' electric oven and four ring reduction hob with extractor hood over. There are two ceiling mounted light fittings, UPVC double glazed window overlooking the attractive garden and an obscure UPVC double side door accessing the carport/garage.

FIRST FLOOR LANDING

with a generous 'L' shaped landing with ceiling mounted light fitting, single panel radiator, power points, access to all first floor accommodation, UPVC double glazed side window and turning staircase to the 2nd floor bedroom.

MASTER BEDROOM

Situated to the front with UPVC double glazed bay window with an attractive outlook across the nearby Rugby Club toward the Clent Hills. There is a double panel radiator, power points and ceiling mounted light fitting.

BEDROOM TWO

Situated to the front having UPVC double glazed windows and attractive outlook, fitted floor to ceiling wardrobes, double panel radiator, power points and ceiling mounted light fitting.

BEDROOM THREE

Situated to the rear of the property with fitted double wardrobe, double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed windows with attractive outlook across the mature garden and further green space beyond.

BEDROOM FOUR

Single bedroom with fitted cupboards and wardrobe, power points and UPVC double glazed window to the rear.

BATHROOM

Being extensively tiled with a white suite of low level close coupled WC, vanity wash hand basin with mixer tap, shaver socket with mirror over. There is a panelled bath with wall mounted shower, curtain and rail and storage cupboard housing the gas boiler, ceiling mounted light fitting, extractor fan and obscure UPVC double glazed window to the rear aspect.

SHOWER ROOM

The separate shower room next to the bathroom with a low level, close coupled W.C and shower cubicle.

2ND FLOOR BEDROOM FIVE

There is a small second floor landing accessing the bedroom with convenient and spacious eaves storage with power and light. There is access to a small loft space, power points and UPVC double glazed window with beautiful outlook over the mature gardens and beyond.

OUTSIDE

The plot size and garden are a particular feature of this attractive home with plenty of space to the front with part tarmac and part brick paved hard standing providing off road parking for a number of vehicles as well as useful turning space, bordered to all sides via a combination of wooden panel fencing, brick wall and mature hedging. There is external courtesy lighting and access via a part wooden panel, part obscure glazed double doors to the garage/car port.

The rear garden has an initial flagstone patio immediately to the rear of the kitchen and living room with a step down to a generous lawn with well stocked and mature shrub, herbaceous and flower borders. There is a pathway leading to the rear of the garden passing a large greenhouse with a part brick base and an ornamental garden pond with two cascading water features. Beyond the pond and greenhouse, the pathway continues under a timber pergola through to further lawned areas offering plenty of privacy and ideal family space with seating areas through to the rear where there is a generous timber garden store. To the rear of the garage/carport is an attached brick outbuilding divided into two offering storage space beyond where there is another attached store and timber garden shed

GARAGE/CARPORT

Being fully covered and with concrete hardstanding with power and lighting offering plenty of space with double part timber part glazed panel doors. There is access into the kitchen and into a WC with power and light and rear access into the garden.

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.