

FOR SALE

173 Marlpool Lane, Kidderminster, DY11 5HR



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Approximate Gross Internal Area = 95.8 sq m / 1031 sq ft  
Cellar = 10.9 sq m / 117 sq ft  
Garage = 22.6 sq m / 243 sq ft  
Total = 129.3 sq m / 1391 sq ft



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



FOR SALE

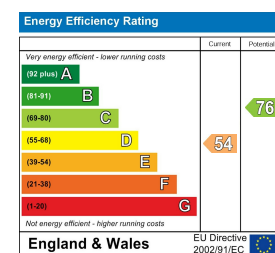
Price £280,000

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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



01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)  
 Kidderminster Railway Station 2 miles Bewdley 6 miles Bromsgrove 11 miles Worcester 16 miles Birmingham 19 miles



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- A Traditional Semi-Detached Family Home
- 3 Bedrooms
- Modern Fitted Bathroom
- Living Room & Separate Dining Room
- Extended Fitted Kitchen Diner
- Attractive Rear Gardens
- Garage & Off Road Parking
- Sought After Residential Location

### FULL DETAILS

The property is approached off Marlpool Lane over a brick block driveway with off road parking to a stepped entrance porch with UPVC double glazed windows, door, ceiling mounted light fitting and main entrance into the reception hall.

### RECEPTION HALL

With a straight flight staircase to the first floor, radiator, power point, ceiling mounted light fitting, wooden panel door to the sitting room and dining room and access to the cellar.

### SITTING ROOM

Situated to the front of the property with UPVC double glazed bay window, feature fire place with tiled hearth and wooden mantle (gas connection available), single panel radiator, power points and ceiling mounted light fitting.

### RECEPTION 2 / DINING ROOM

Situated to the rear of the property overlooking the private rear garden, recess with shelving, radiator, power points, telephone point, ceiling mounted light fitting and double glazed window. Access to the kitchen diner.

### EXTENDED KITCHEN DINER

With a fully tiled floor, rolled top work surfaces with inset sink with single drainer, swan neck mixer tap, extensively tiled surround with matching base and eye level units. There is an integrated electric oven with four ring gas hob and extractor hood above. There is space and plumbing for automatic washing machine and dishwasher and UPVC double glazed window overlooking the rear garden with pedestrian door accessing the private garden. There are two ceiling mounted light fittings, inset spot lights, plenty of space for dining table and chairs and double panel radiator.

### CELLAR

Accessed from the reception hall with some understairs storage and fitted shelving, glazed side window and wall mounted light. Steps lead down to the basement with a brick floor, wall mounted shelving, ceiling mounted light fitting and housing the gas meter. The cellar is a useful and dry storage space.

### FIRST FLOOR LANDING

With access to the roof space, ceiling mounted light fitting, glazed side window and useful fitted storage cupboard. There is access to all first floor accommodation via wooden solid panel doors.

### BEDROOM ONE

Situated to the front with two radiators, power points, ceiling mounted light fitting and UPVC double glazed windows.

### BEDROOM TWO

Situated to the rear with double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed windows overlooking the private rear garden.

### BEDROOM THREE

Situated to the rear with double panel radiator, power points, ceiling mounted light fitting and UPVC double glazed windows.

### FAMILY BATHROOM

Well presented with a fitted modern white suite of low level close coupled WC, vanity wash hand basin with mixer tap, panel bath with 'Mira Sport' shower and glazed folding shower screen. Being extensively tiled and contemporary style with a wall mounted ladder style electric heated towel rail and inset spot lights to ceiling. There is a fitted cupboard providing additional storage housing the gas boiler and there is an obscure UPVC double glazed window to the front aspect.

### OUTSIDE

To the front there is a brick block driveway providing off road parking with further paved hard standing providing additional parking with flower and shrub borders, access via the side of the property under a covered car port to the rear where there is gated access to the private rear garden and access to the garage.

From the kitchen there is an initial covered veranda with a timber decked seating area with step down onto a private paved patio leading to a generous level lawn with paved pathway leading to the rear of the garage where there is an attractive private covered seating area. The garden is bordered to all sides via wooden panel fencing to all sides and there is a pedestrian door giving access into the garage. There is outdoor water supply.

### GARAGE

With concrete hardstanding, power and lighting with up and over door. There is potential for a number of uses ideal for storage, home gym or other alternatives.

### 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 the agents office in Franche Road, proceed in a northerly direction and turn right onto Marlpool Place, follow the road around and turn left at the junction onto Marlpool Lane where 173 will be found on the right hand side as indicated by the agents For Sale board.

### LOCATION

This family home is perfectly situated for many local amenities to include the well thought of St Catherine's Primary School a local Supermarket as well as great access to further surrounding sports clubs, public houses and all on a convenient bus route. Being on the northern outskirts of Kidderminster access to the beautiful North Worcestershire countryside and surrounding popular Villages and Towns such as Wolverley and Bewdley are all nearby.

### INTRODUCTION

An attractive and extended semi detached home, in this well thought of and popular residential location on the northern outskirts of Kidderminster. The property is well presented with three bedrooms, modern family bathroom, two reception rooms, extended kitchen diner, garage and off road parking with private rear gardens. Viewing recommended.