

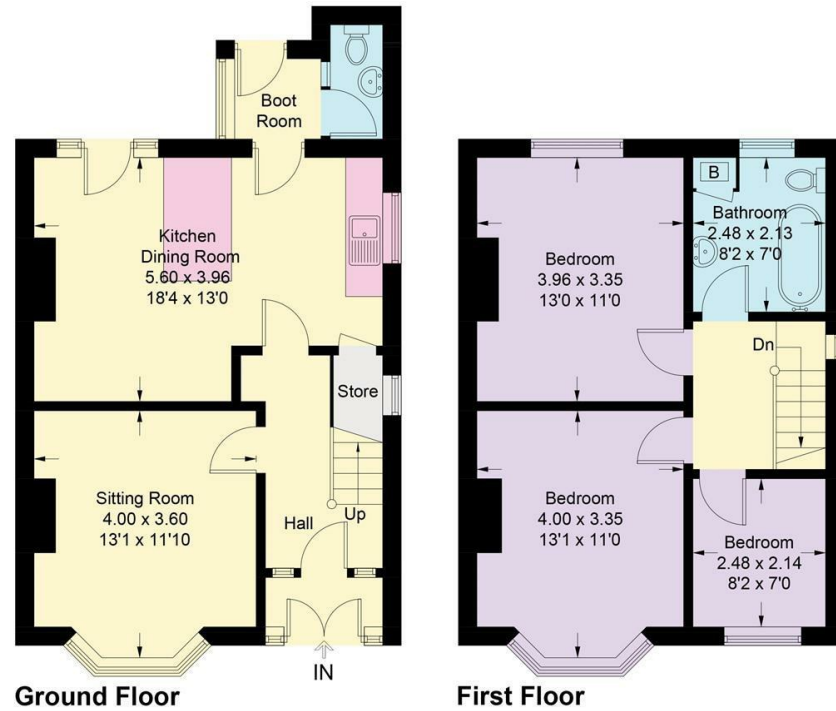
FOR SALE

214 Marlpool Lane, Kidderminster, DY11 5DL



214 Marlpool Lane, Kidderminster

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft



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



FOR SALE

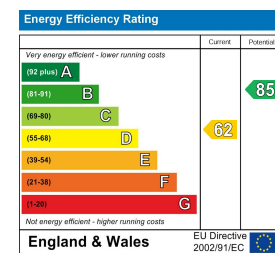
Price £279,950

214 Marlpool Lane, Kidderminster, DY11 5DL

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 beautifully presented and much improved traditional 3 bedroom semi detached family home in this sought after location on the northern outskirts of Kidderminster. The property sits within a generous plot with off road parking to the front and side and attractive mature private gardens to the rear. An internal viewing is essential to appreciate the standard and quality of this attractive family 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 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



- An Immaculate Semi-Detached Family Home
- Beautifully Presented & Much Improved
- 3 Well Proportioned Bedrooms
- Attractive Fitted Family Bathroom
- Generous Living Room
- Modern Fitted Kitchen Diner
- Enclosed Private Garden & Off Road Parking
- Sought After Residential Location

FULL DETAILS

The property is approached off Marlpool Lane over an attractive low maintenance gravelled driveway with access to a stepped UPVC double glazed double door entrance into a porch, in turn with leaded patterned glazed windows and original solid wooden entrance door into the reception hall.

RECEPTION HALL

Being light and spacious with a turning staircase to the first floor, radiator, power points, ceiling mounted light fitting and solid wooden panel door into the living room and into the attractive fitted kitchen diner to the rear.

LIVING ROOM

Offering a combination of attractive character features to include an original stripped wooden floor, picture rail, ceiling mounted light fitting, UPVC double glazed bay window, radiator, attractive coal effect living flame gas fire with tiled hearth and wooden mantle over. There are power points, fitted shelving to the alcoves and attractive outlook over the Kidderminster Rugby Club opposite.

FITTED KITCHEN DINER

Situated to the rear and having been opened up to create a wonderful family space. There are a range of laminate work surfaces with inset stainless steel sink with single drainer, swan neck mixer tap and extensively tiled surround. There are a range of matching base units and integrated electric oven with four ring "Logic" hob over and a breakfast bar. There is space and plumbing for an automatic washing machine, inset spot lights to ceiling, useful understairs pantry and UPVC double glazed side window and a part obscure glazed door to the useful utility/store room. There is a generous dining area with two radiators, power points and a wood burning stove, inset spot lights to ceiling, UPVC double glazed windows and pedestrian door overlooking and accessing the private gardens.

UTILITY/STORE ROOM

Having UPVC double glazed windows overlooking the attractive rear garden with UPVC double glazed door, power, lighting and a wooden door into the WC.

WC

With low level WC, wash hand basin, ceiling mounted light fitting and obscure glazed window.

FIRST FLOOR LANDING

With obscure UPVC double glazed side window, access to roof space, ceiling mounted light fitting and solid wooden panel doors to all first floor accommodation.

BEDROOM ONE

Situated to the front with attractive UPVC double glazed bay window with attractive outlook over the Kidderminster Rugby Ground. There is a picture rail, power points, radiator and ceiling mounted light fitting.

BEDROOM TWO

Situated to the rear of the property this well presented and well proportioned double bedroom has power points, radiator, ceiling mounted light fitting and UPVC double glazed window overlooking the attractive mature rear garden.

BEDROOM THREE

Situated to the front of the property, currently being used as a useful dressing room with picture rail, power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

FAMILY BATHROOM

Being beautifully presented having been refitted and extensively tiled with an attractive patterned tiled floor. There is a rolled top claw foot bath with ornate mixer tap with shower attachment and further wall mounted shower with rain shower head and glazed shower screen. There is a low level close coupled WC, pedestal wash hand basin, character wall mounted radiator with attached heated towel rail. There are inset spot lights to ceiling, useful fitted cupboard housing the 'Worcester Bosch' gas combination boiler and there is an obscure UPVC double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is an attractive low maintenance gravelled driveway providing off road parking to the front and side, with a combination of red brick wall and wooden panel fence boundaries. There is gated access into the rear gardens.

The rear garden is a particular feature offering plenty of space and privacy. There is an initial paved patio offering attractive private seating space leading to a well maintained level lawned area with well stocked shrub, flower and herbaceous borders. There is a further paved seating area to the rear of the garden bordered via wooden panel fencing and mature hedging and a further lawn with useful rear timber summer house. The summer house has a covered veranda with double doors and glazed windows situated peacefully to the rear of the garden. The gardens offer plenty of space and privacy and there is a useful timber garden store/shed with external security lighting and external water supply.

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.