



Halls<sup>1845</sup>

TO LET

£1,295

## 25 Elmdale Drive, Kidderminster, DY10 3XE

Available now, this three bedroomed property comes on an unfurnished basis. The ground floor comprises of: entrance hallway with W.C and storage cupboard, reception room with electric fire, and spacious kitchen/diner. To the first floor there is a large master bedroom with built in wardrobes, and a further two bedrooms with built in cupboards. There is a family bathroom with shower over bath. The property benefits from a unique rear garden with a sheltered area which is a perfect area to place an outdoor table and chairs for hosting or simply relaxing. There is driveway parking for multiple cars and a storage room at the back of the garden. Garage not included.

Call Halls today to secure your viewing.

EPC - C  
Council tax band - D  
Local authority - Wyre Forest



Halls



Halls



Halls



- 3 Bedrooms
- Spacious kitchen/diner
- Detached
- Driveway parking for multiple cars
- Quiet residential location
- Close to local amenities



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

### Entrance Hall

Having double glazed window and door to the side, carpet, ceiling light point, smoke alarm, stairs to the first floor and doors to downstairs accommodation.

### W/C

Having vinyl flooring, opaque double glazed window to the side, push-button W/C radiator, ceiling light point, radiator and corner hand wash basin.

### Reception Room 15'6" x 10'9" (4.74 x 3.28)

Having carpet, double glazed window to the front, electric fire, radiator, two ceiling light points and two wall light points.

### Kitchen-Diner 15'7" to 10'7" x 12'1" to 7'10" (4.76 to 3.23 x 3.69 to 2.41)

Having vinyl flooring, three ceiling light points, and a range of wall and base units with roll-top worksurfaces, having a stainless steel sink and separate drainer with mixer tap, an electric hob and raised double oven. The kitchen also has two double glazed windows and a double glazed door to the rear.

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

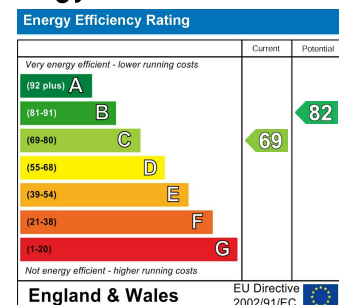
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01562 820 880

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
Email: [kidderminsterletting@hallsgb.com](mailto:kidderminsterletting@hallsgb.com)

### Energy Performance Ratings



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