

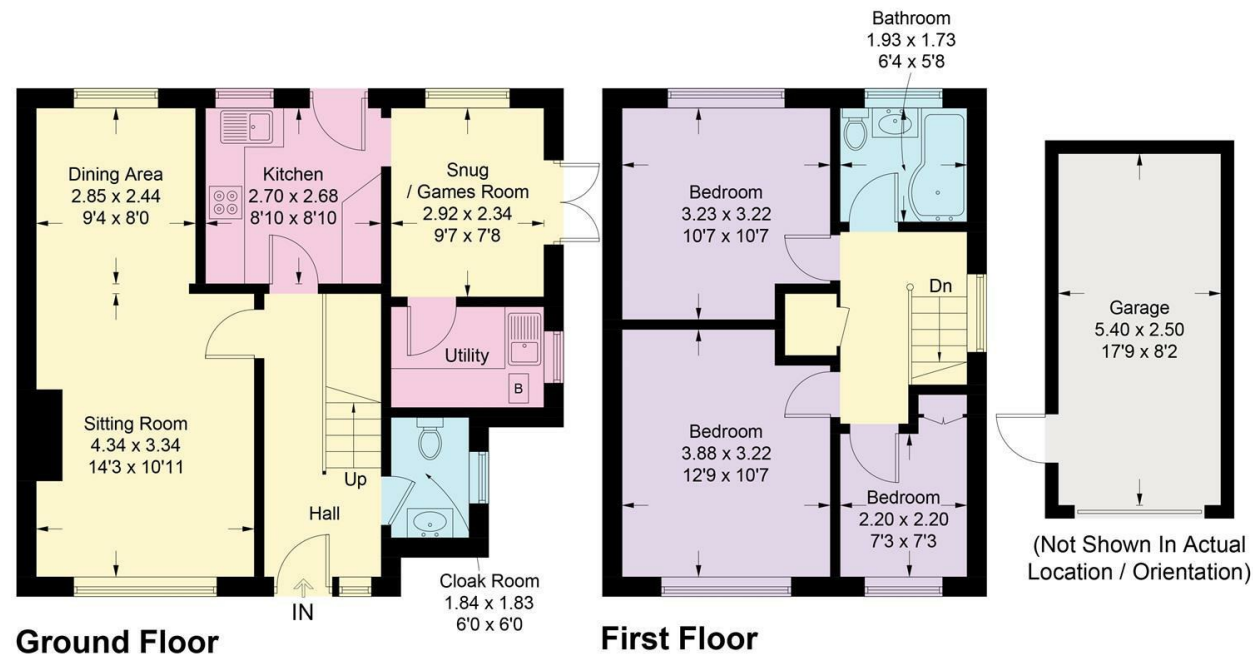
FOR SALE

44 Snowdon Close, Kidderminster, DY11 5JH



44 Snowdon Close, Kidderminster

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 104.5 sq m / 1124 sq ft



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



FOR SALE

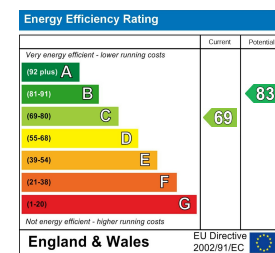
Offers In Excess Of £310,000

44 Snowdon Close, Kidderminster, DY11 5JH

**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



44 Snowdon Close is situated on the edge of Wolverley in a sought after quiet cul-de-sac location. This is a wonderful opportunity to purchase a fabulous, 3 bedroom, young family home on the northern outskirts of Kidderminster. The property sits within generous and mature corner plot gardens with an attractive view to the rear. An internal viewing is recommended to appreciate the size and plot that this property sits within.



01562 820 880

Kidderminster Sales

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



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From the Agents' offices in Franche Road proceed in a northerly direction and at the roundabout take the third exit on to Wolverley Road and after a short distance take the fourth turning on the left into Snowdon Close and then left into the cul-de-sac where the property will be found on the left hand side as indicated by the agents For Sale board.



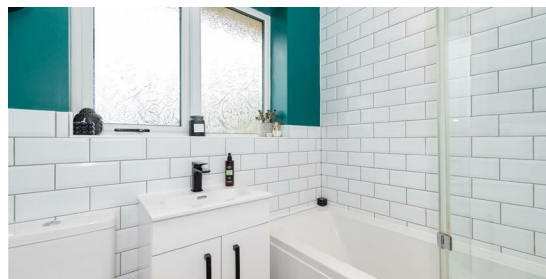
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- An Extended Semi-Detached Family Home
- 3 Bedrooms & Family Bathroom
- Generous Lounge Diner
- Fitted Kitchen, Utility Room & Cloakroom
- Separate Snug/Games Room
- Large Corner Plot Gardens
- Garage & Off Road Parking
- Sought After Location with Rural Views

### INTRODUCTION

A wonderful opportunity to purchase a fabulous young family home in this sought after and quiet cul de sac on the northern outskirts of Kidderminster. The property has been extended providing flexible family accommodation over two floors. The first floor comprises three well proportioned bedrooms and a beautiful modern fitted bathroom. The generous extended ground floor offers a spacious lounge diner, fitted kitchen, separate snug/games room, ground floor cloakroom and useful utility room. The property sits within generous and mature corner plot gardens with an attractive view to the rear. An internal viewing is recommended to appreciate the size and plot that this property sits within.

### FULL DETAILS

The property is approached within the cul de sac of Snowdon Close over a tarmac driveway leading to a pitched canopy porch with external courtesy lighting and a UPVC double glazed entrance door into a light and spacious entrance hall.

### RECEPTION HALL

With straight flight staircase to the first floor, power points, radiator, ceiling mounted light fitting, useful understairs storage and access to the cloakroom, lounge diner and fitted kitchen.

### CLOAKROOM

Being well presented with a contemporary white suite of low level close coupled WC, vanity wash hand basin with contemporary mixer tap and tiled splash back. There is a radiator, extractor fan, ceiling mounted light fitting and obscure UPVC double glazed side window.

### LOUNGE DINER

Having dual aspect UPVC double glazed windows to both front and rear aspects. The living room area has a coal effect gas fire with surround and hearth with mantle over. There are power points, radiator, inset spot lights to ceiling and a generous dining area towards the rear overlooking the rear garden.

### FITTED KITCHEN

Situated to the rear with a range of rolled top work surfaces with inset one and a half sink with single drainer, swan neck mixer tap, extensively tiled surround and matching base and eye level units. There is an integral electric oven with four ring gas hob, stainless steel extractor hood over, space and plumbing for automatic washing machine and further space for larder style fridge freezer. There are power points, ceiling mounted light fitting, UPVC double glazed window, pedestrian door overlooking and accessing the gardens and access to the extended snug/games room.

### SNUG/GAMES ROOM

Sitting adjacent to the kitchen, this family room has dual aspect UPVC double glazed windows and French doors overlooking and accessing the rear garden. There are power points, radiator, TV aerial point, ceiling mounted light fitting and access to the useful utility room.

### UTILITY ROOM

Having a range of marble effect rolled top work surfaces with inset stainless steel sink with single drainer, mixer tap and tiled surround. There are base and eye level storage cupboards, space and plumbing for automatic washing machine, tumble dryer and space for a larder style fridge freezer. There is housing for the 'Worcester' gas central heating boiler, ceiling mounted light fitting, extractor fan and UPVC double glazed window.

### FIRST FLOOR LANDING

Having a UPVC double glazed side window, access to roof space, ceiling mounted light fitting, wooden panel doors to all bedrooms and bathroom and a useful storage cupboard.

### BEDROOM ONE

Situated to the front, a well proportioned double bedroom, beautifully presented with power points, radiator, inset spot lights to ceiling and UPVC double glazed window.

### BEDROOM TWO

This double bedroom has a UPVC double glazed window overlooking the rear gardens, with power points, radiator and inset spot lights to ceiling.

### BEDROOM THREE

Situated to the front, beautifully presented with a useful storage cupboard/wardrobe, power points, radiator, inset spot lights to ceiling and UPVC double glazed window.

### FAMILY BATHROOM

Being beautifully presented, recently refitted with contemporary design, a white suite of low level close coupled WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and dual wall mounted shower with attachment rain head and glazed shower screen. The bathroom is extensively tiled with a contemporary wall mounted electric towel heater, inset spot lights to ceiling and obscure UPVC double glazed window to the rear aspect.

### OUTSIDE

There is a tarmac driveway providing off road parking to the front and side of the property leading to the garage and gated access to the side of the property accessing the attractive corner plot rear gardens.

The rear garden is a particular feature of this attractive family home, larger than average and offering plenty of space, being particularly mature and laid mainly to lawn with two generous paved seating areas and a further gravelled seating area with an outdoor bar. The gardens are well stocked with an array of mature shrubs, flower beds, trees as well as mature hedging and wooden panel fencing to all sides. There is external security and courtesy lighting, external water supply and an ornamental pond. The rear gardens are perfect for all the family for alfresco dining, entertaining and plenty of space for children to enjoy. To the rear of the garden are attractive views across neighbouring and paddocks creating a rural feel to this attractive suburban family home.

### GARAGE

Being of brick construction with an up and over door, concrete hard standing, power and lighting and a UPVC obscure double glazed pedestrian door giving access to the rear 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.