

FOR SALE

89 Trimpley Drive, Kidderminster, DY11 5LA



89 Trimpley Drive, Kidderminster

Approximate Gross Internal Area = 126.5 sq m / 1362 sq ft



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



FOR SALE

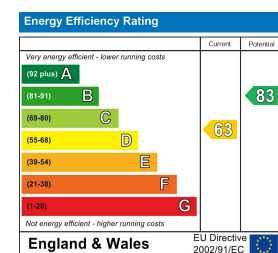
Price £239,995

89 Trimpley Drive, Kidderminster, DY11 5LA

**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 deceptively spacious and attractively presented 3 bedroom mid terrace property having been extended to create a well-proportioned family home. The property has off road parking to the front and a low maintenance garden to the rear. An internal inspection is thoroughly recommended.



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 2.5 miles, Bewdley 3 miles, Stourport 5 miles, Stourbridge 9 miles, Worcester 16 miles and Birmingham 21 miles.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Extended Terraced Family Home
- Popular Convenient Location
- Dining Room & Family Room
- Generous Living Room & Conservatory
- Modern Fitted Kitchen & Porch/Utility Room
- Three Double Bedrooms
- Modern Family Bathroom
- Off Road Parking
- Private Gardens
- In all about 1362 sq.ft

#### DIRECTIONS

Less than 1 mile from the agents offices on the Franche Road, proceed in a northerly direction and at the round-a-bout take the first exit, left onto Habberley Lane. Continue for a short distance and turn left onto Trimpey Drive and immediately right and No. 89 will be found as indicated by the agents For Sale board.

#### LOCATION

89 Trimpey Drive is ideally situated in one of Kidderminster's most sought-after residential areas, with easy access to local amenities, including primary and secondary schools. The property is also on a bus route, providing convenient transportation to Kidderminster Town Centre, the railway station, and other destinations. Additionally, the charming Georgian riverside town of Bewdley is just a short drive away, offering a wider range of sporting and social amenities.

#### INTRODUCTION

This deceptively spacious and beautifully presented mid-terrace home has been extended to create a well-proportioned family home. Approached into a generous entrance porch/utility room, modern fitted kitchen, spacious living room, extended dining area and a rear conservatory with an additional reception room. To the first floor are three double bedrooms and a beautifully presented family bathroom. The property includes off-road parking at the front and a low-maintenance garden to the rear. An internal inspection is highly recommended.

#### FULL DETAILS

The property is approached over a tarmac driveway with glazed front door leading into the front porch/utility room.

#### PORCH/UTILITY ROOM

This useful space has a UPVC double-glazed window, roll top work surface with fitted cupboards and space and plumbing for an automatic washing machine and tumble dryer. There is a wall mounted radiator and wall mounted light fitting. From the porch/utility room a part wooden panel, part glazed door accesses the main reception hall being L shaped with some under stairs storage space, two ceiling mounted light fittings, wall mounted radiator, straight flight staircase to first floor and access to the modern fitted kitchen, living room and separate reception room.

#### FITTED KITCHEN

The fitted kitchen is a contemporary design with a range of roll top work surfaces, matching base and eye level units with inset 1 1/2 sink and single drainer. There are a range of power points and an integrated double Indesit electric oven with Whirlpool halogen hob and extractor hood over. There is space for an American style fridge/freezer, ceiling mounted light fitting, and double-glazed window overlooking the front porch/utility room.

#### FAMILY ROOM

Leading off the hallway, the garage has been converted to create a light and spacious reception room ideal for family room, snug or home office. This useful space has a wall mounted radiator, power point, telephone point and ceiling mounted light fitting with UPVC double-glazed window to the front aspect.

#### LIVING ROOM

To the rear of the property is a spacious living room with coal effect electric fire, wall mounted radiator, power points, TV aerial point with two wall mounted radiators, two ceiling mounted light fittings and UPVC double-glazed sliding doors accessing the rear conservatory.

#### DINING ROOM

From the living room, the property has been extended to the rear to create a separate dining space with power points, wall mounted radiator, ceiling mounted light fitting and dual aspect UPVC double-glazed windows overlooking the rear garden and into the conservatory.

#### CONSERVATORY

The conservatory has glazed windows and glazed French doors opening out to the private, low maintenance gardens and offers an additional useful family space.

#### FIRST FLOOR

Generous landing with ceiling mounted light fitting, power point, wall mounted radiator, access to roof space and two generous fitted cupboards, one housing the Baxi gas fired boiler, the other with fitted shelving for useful storage. From the first floor landing access can be gained to all three double bedrooms and the modern family bathroom.

#### BEDROOM 1

Situated to the rear of the property. A well proportioned double bedroom with wall mounted radiator, power points, UPVC double glazed window and ceiling mounted light fitting.

#### BEDROOM 2

Also be found to the rear of the property with power points, wall mounted radiator, ceiling mounted light fitting and fitted storage cupboard.

#### BEDROOM 3

Bedroom 3 is at the front of the property and is a well presented and well proportioned bedroom with power points, wall mounted radiator and ceiling mounted light fitting. Useful fitted wardrobe with cupboard over and UPVC double glazed windows to the front aspect.

#### FAMILY BATHROOM

Beautifully presented, this modern bathroom has a matching white suite being extensively tiled with low level WC, pedestal wash hand basin with stainless steel mixer tap. Panelled bath with mixer tap and separate corner shower cubicle being fully tiled with non-slip tray, wall mounted shower and glazed, bevelled sliding doors. There's a wall mounted vertical stainless steel towel rail and wall mounted mirror fronted cabinet with ceiling mounted light fitting and frosted UPVC double glazed windows to the front aspect.

#### OUTSIDE

At the front of the property, a tarmac driveway offers off-road parking for up to four vehicles. The low-maintenance rear garden features an initial paved patio that leads to a raised timber deck seating area, complete with astro turf. Wooden panel fencing surrounds the space, creating a safe, enclosed, and private garden that requires minimal upkeep.

#### 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.