

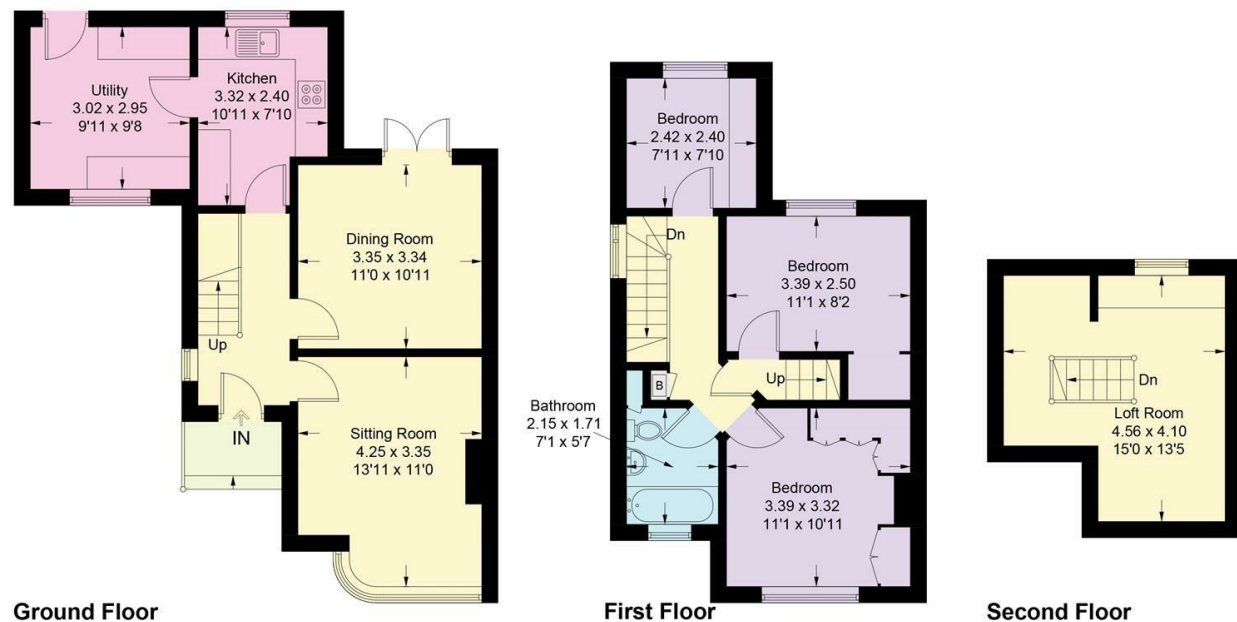
FOR SALE

61 Birchfield Road, Kidderminster, DY11 6PG



61 Birchfield Road

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft (Including Loft Room)



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



FOR SALE

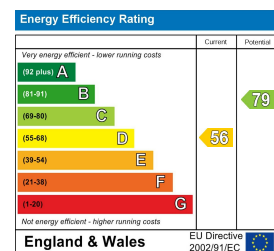
Price £300,000

61 Birchfield Road, Kidderminster, DY11 6PG

**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 spacious and extended three/four bedroom semi-detached family home featuring a useful/versatile converted attic room. Located in a convenient area and offers accommodation over three floors, the property sits in a generous private plot with off-road parking to the front. While the property needs some modernisation, it offers plenty of potential.



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 2.1 miles, Bewdley 6 miles, Stourport 5 miles, Stourbridge 9 miles, Worcester 16 miles and Birmingham 21 miles



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Extended semi-detached family home
- Living room with gas fire
- Dining room with French Doors opening to rear patio
- Kitchen with Utility room off
- 3 bedrooms and Attic Room
- Family bathroom
- Large private garden and driveway parking
- Excellent location
- What 3 Words: ///letter.rods.junior
- In all about 1139 sq.ft

### DIRECTIONS

From the agents offices on the Franche Road proceed in a Southerly direction towards Kidderminster. Head straight over at the roundabout and continue to the next roundabout taking the third exit passing Kidderminster Hospital on the left hand side. At the traffic lights continue straight over onto Bewdley Hill in the direction of Bewdley and continue to the brow of the hill turning left onto Oakfield Road, take a left hand turn into Birchfield Road where and the property can be found as indicated by the agents for sale board.

### WHAT 3 WORDS

What 3 Words: ///letter.rods.junior

### LOCATION

Tucked away in a desirable part of Kidderminster, just off Bewdley Hill, 61 Birchfield Road is conveniently located near Sutton Park Primary School and offers easy access to road links for Kidderminster, Bewdley, and beyond. It is also close to Kidderminster Hospital, Brintons Park and within walking distance to further essential amenities being only a short distance to the town centre.

### INTRODUCTION

Having been in the same ownership circa 34 years, 61 Birchfield Road is a spacious and extended three bedroom semi-detached family home with the addition of a versatile attic room. Located in a convenient area and offering accommodation over three floors, the property sits in a generous private plot with off-road parking to the front. While the home does need some modernisation the property offers plenty of potential and possibility for further extension (subject to necessary planning consents).

### DESCRIPTION

Approached into an entrance hallway with stairs rising to the first floor with useful understairs storage cupboards, doors lead to the kitchen and two excellent sized reception rooms. The property is double-glazed throughout and benefits from having the external wall coating redone in 2022.

### LIVING ROOM

A spacious living room with gas feature fireplace and large window overlooking the front .

### DINING ROOM

Useful second reception room currently being utilised as a dining room with French doors opening out to the rear patio area.

### KITCHEN

The Kitchen has a range of wall and floor mounted cabinets with working surfaces over, space for under counter appliance, Beko oven, New World hob and extractor hood above.

### UTILITY ROOM

The utility room was added by the current Vendors circa 10 years ago which provides a further useful space off the kitchen. Having further cupboards, sink unit and spaces for further free standing appliances with door opening out to the rear garden.

### FIRST FLOOR

To the first floor are three bedrooms, family bathroom, airing cupboard housing the Ideal boiler and door opening to the Space Saver split stairs giving rise to the attic room.

### BEDROOMS

There are three first floor bedrooms, two doubles and one single room. The master bedroom is located at the front of the property and benefits from a range of fitted cupboards, wardrobes and dressing area with mirror.

### ATTIC ROOM

Off the central landing a door opens to the hidden space saver split staircase which gives rise to the attic room, this is an excellent versatile space which has previously been utilised as a 4th bedroom. Having built in desk/dressing area, cupboards and window overlooking the rear garden.

### FAMILY BATHROOM

Panel bath with electric shower over and new shower screen. Low level W.C, sink unit and storage cupboard.

### OUTSIDE

61 Birchfield Road sits in an expansive private plot, with tarmac driveway fronting the property offering ample parking. The rear garden is mainly laid to lawn with an initial paved patio offering a private seating area which is perfect for entertaining. The gardens offer plenty of space and privacy and there is a useful timber shed, greenhouse and fixed gazebo with external security lighting, tap and pedestrian side gate.

### SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

### FIXTURES & FITTINGS

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

### TENURE

Freehold with Vacant Possession upon Completion.

### LOCAL AUTHORITY

Wyre Forest District Council

### SALES PARTICULARS

Produced October 2024