

FOR SALE

49 Hurcott Road, Kidderminster, DY10 2QJ

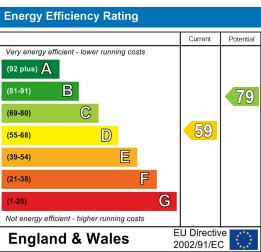


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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 fabulous and deceptive 3 bedroom mid terrace Victorian home having been beautifully presented, much improved to create spacious family accommodation across four floors. the property also benefits from a converted cellar providing versatile accommodation and ideal as an office/games room or occasional bedroom.



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FOR SALE

Mileage (all distances approximate)
Kidderminster Railway Station 1 miles Bewdley 3.6 miles Bromsgrove 10 miles Worcester 15 miles Birmingham 20 miles



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- An Impressive Victorian Terrace Home
- Modernised & Improved to a High Standard
- 3 Bedrooms & Modern Shower Room
- 2 Reception Rooms
- Modern Fully Fitted Kitchen
- Converted Cellar (Office/Games Room)
- Generous Private Gardens
- Well Presented & Spacious – Viewing Essential

DIRECTIONS

From the agents offices proceed in a southerly direction on the Franche Road and join the Proud Cross Ringway and at the round a bout take the exit onto the SA456 St Marys Ringway. At the next round a bout take the first exit onto Blackwell Street and continue over the traffic lights onto the Stourbridge Road and turn right onto Hurcott Road where the property will be found on the left hand side.

LOCATION

The property is conveniently located for a range of local amenities including Kidderminster Railway Station as well as being on a bus route and having access to local Primary and Secondary schools. There is an efficient local bus service and convenient road and rail links to the surrounding Towns, Villages and Cities to include Birmingham which is approximately 20 miles and the cathedral city of Worcester approximately 15 Miles distant which provides direct rail connections to London, Paddington and Birmingham.

There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester. Good commuting routes include the A449 Wolverhampton Road and the A456 Birmingham Road with local schools including St Georges C of E Primary, Little Trinity, Holy Trinity and St Marys C of E Primary school near-by.

INTRODUCTION

A fabulous and deceptive mid terrace Victorian home having been beautifully presented, much improved to create spacious family accommodation across four floors comprising three bedrooms, a modern fitted shower room, two ground floor reception rooms and a rear modern fitted kitchen. The property also benefits from a converted cellar providing versatile accommodation and ideal as an office/games room or occasional bedroom.

FULL DETAILS

The property is approached to the front by a stepped entrance with a low maintenance paved fore garden leading to the main entrance door into the first reception room.

LIVING ROOM

With a Parque style floor, living flame gas fire with marble effect back stage, hearth, wooden surround and mantle over. There are power points, radiator, ceiling mounted light fitting, UPVC double glazed window to the front aspect and fitted carbon monoxide alarms. From the living room a wooden panel door gives access to an inner hallway.

INNER HALLWAY

With straight flight staircase to the first floor accommodation and wooden panel door to the second reception room or the living dining room the rear.

LIVING/DINING ROOM

With continuation of the Parque flooring, an attractive living flame gas fire with marble effect surround, hearth and mantle over. There is plenty of space for dining table and chairs. There are power points, radiator, ceiling mounted light fitting and UPVC double glazed leaded window to the rear aspect. There is access via wooden panel door to the converted cellar and further access into the rear fitted kitchen.

FITTED KITCHEN

Situated to the rear with a range of marble effect rolled top work surfaces with an inset stainless steel sink with double drainer, mixer tap and extensively tiled surround. There are a range of matching base and eye level units with space and plumbing for automatic washing machine and dishwasher, a double gas oven with five ring gas hob above and stainless steel extractor hood over. There are power points, space for larder style fridge freezer, wall mounted gas combination boiler, UPVC double glazed windows to both side and rear aspect, radiator, inset spot lights to ceiling and frosted UPVC double glazed pedestrian door allowing access to the outside.

CONVERTED CELLAR

Being accessed from the dining room with carpeted stairs leading down to this useful and versatile space being fully tanked and beautifully decorated. There are power points, radiator and inset spot lights to ceiling. This attractive carpeted and well presented space offers a versatile additional accommodation ideal for home office, games room or occasional bedroom.

FIRST FLOOR LANDING

With power points, ceiling mounted light fitting, wooden panel doors to two bedrooms and family bathroom with a further turning staircase to the second floor where there is an initial landing with useful storage and access to the third bedroom.

BEDROOM ONE

Situated to the front this beautifully presented and well proportioned double bedroom has power points, radiator, UPVC double glazed window, ceiling mounted light fitting and useful fitted storage/wardrobe space.

BEDROOM THREE

Positioned to the rear of the property being a well presented single bedroom with power points, radiator, fitted shelving, ceiling mounted light fitting and UPVC double glazed window overlooking the rear garden with attractive rural views and beyond.

FAMILY SHOWER ROOM

Being fully tiled with an attractive matching fitted white suite comprising low level close coupled WC, pedestal wash hand basin with contemporary stainless steel mixer tap, mirror fronted medicine cabinet above and a corner shower cubicle being fully tiled with wall mounted shower and glazed double sliding doors. There is a radiator, extractor fan and inset spot lights to ceiling with frosted UPVC double glazed windows to the rear aspect.

The turning staircase from the first floor leads to a second floor landing with useful fitted storage, inset spot lights to ceiling and wooden panel door giving access to bedroom two.

BEDROOM TWO

Situated on the second floor into the roof space with useful eaves storage, range of fitted wardrobes, ceiling mounted light fitting, power points, radiator and double glazed Velux window to the rear aspect with attractive long distance rural views.

OUTSIDE

To the front of the property there is a stepped access to a low maintenance paved fore garden accessing the main front entrance.

To the rear of the property there is an initial paved pathway leading past an outdoor water supply to a further paved hardstanding currently housing a particularly generous and useful timber garden shed with steps leading down to a large level lawned area being bordered to one side via wooden panel fencing offering a good degree of privacy to this attractive family home. There is external security and courtesy lighting.

Please be advised that this is not a shared rear garden. The Vendor will ensure the boundary fence is reinstated prior to completion.

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.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.