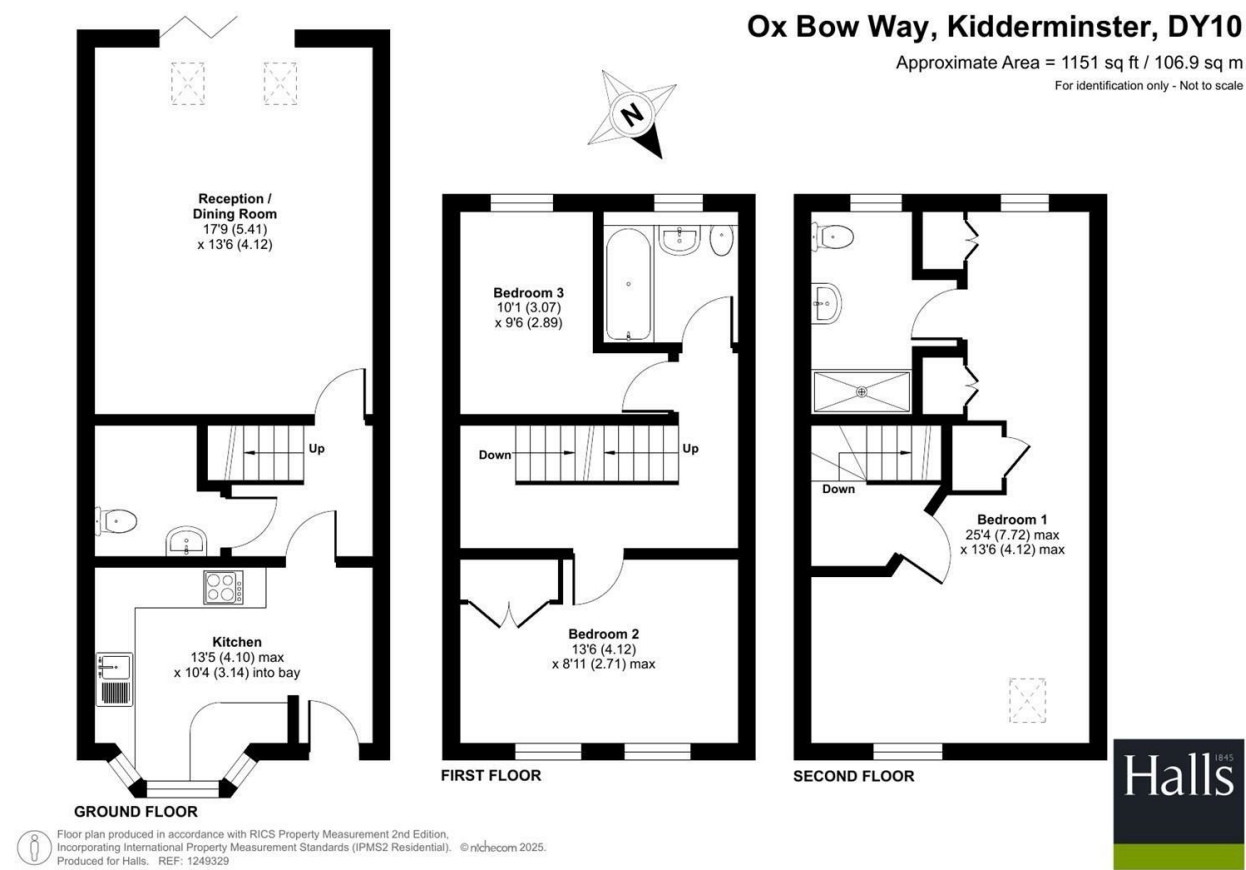


FOR SALE

22 Ox Bow Way, Kidderminster, DY10 2LB

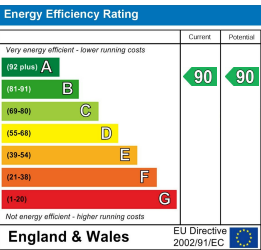


22 Ox Bow Way, Kidderminster, DY10 2LB

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 modern 3 bedroom end terrace home offering attractive contemporary living over three floors. The property has an attractive outlook across the spacious open green space and beyond, whilst the private rear gardens are fully enclosed with allocated off road parking to the rear.

Halls

01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP

E: kidderminster@hallsgb.com



onTheMarket.com



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FOR SALE

Mileage (all distances approximate)

Kidderminster Railway Station 1 miles Bewdley 6 miles Bromsgrove 10 miles Blakedown 3.6 miles Worcester 15 miles Birmingham 19 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Excellent 3 bedroom family home
- Accommodation set over 3 Floors
- Tastefully decorated with modern interiors
- Convenient location
- Allocated off-road parking for 2 vehicles
- En-suite & dressing area to master bedroom
- An internal viewing is recommended to fully appreciate the home
- Solar power installed July 2022

DIRECTIONS

From Halls Kidderminster Office on Franche Road continue towards Kidderminster town centre. At the roundabout proceed onto the Proud Cross Ring and at the following roundabout take the first exit left. At the traffic lights turn left into Broad Street continuing to the 'T' junction turn right and on approaching the canal mini roundabout take the first left hand turn over the canal bridge. At the following 'T' junction turn right onto Ox Bow Way, follow the road down and the property will be found ahead on the right hand side as indicated by the agents For Sale board.

LOCATION

Offering attractive open green space views and beyond, adjacent to the tow path on the Staffordshire and Worcestershire canal providing excellent footpath access towards the villages of Wolverley and Cookley and Kidderminster town centre. The local area offers easy access to local schools, shops and amenities and excellent access to transport links.

INTRODUCTION

An excellent opportunity to purchase this charming end-terrace townhouse spread across three storeys. Boasting stunning open countryside views to the front, Springfield Park, canal, Puxton Marsh and in a keynote EA flood alleviation scheme. There is easy, access down onto the canal for walks to Wolverley, Cookley and a ten-minute walk to Crossley Retail Park with its many amenities. This three bedroom property features a stylish modern breakfast/kitchen, a beautifully decorated lounge/dining area with bifold doors that open to a south west private rear garden and includes a brick-built shed. There is also allocated off-street parking to the rear for two vehicles. This is a prime opportunity to move straight into a beautifully, finished property with multiple modern upgrades.

GROUND FLOOR

Approached into the modern kitchen, a front-facing triple-glazed bay window offers views of trees and the surrounding open grassed area. The kitchen is fitted with a range of wall and floor soft close cabinets with under cabinet lighting, complemented by stylish working surfaces over.

There is a useful breakfast bar, ceramic sink unit with a drainer and mixer tap, a built-in electric double oven and grill, four ring gas hob with a stainless steel and glass cooker hood above, built-in microwave and integrated dishwasher. A large fridge with a larder-style design and additional storage including an integrated pull-out larder unit. There is a double-panel radiator and two ceiling mounted infrared heating panels.

The inner hallway has stairs rising to the first floor and doors open to the lounge, downstairs cloakroom/utility space. providing WC, pedestal wash hand basin, plumbing for washing machine and tumble dryer or freezer.

The contemporary and tastefully decorated lounge/dining room which has been extended is a great entertaining space having two rear facing skylights, LED mood lighting and recently installed, triple glazed UV resistant glass Bi Fold doors opening out onto patio, excellent for summer entertaining.

FIRST FLOOR

To the first floor are bedrooms 2 and 3, the family bathroom and stairs rising to the second floor. The nicely presented family bathroom benefits from having a panel bath with recently fitted 9kw electric shower over. There is a low level W.C, pedestal wash hand basin, recessed spot lights, single panel radiator and ceiling mounted infrared heating panel for instant heat. This is highly efficient and can be run from solar panels at appropriate times.

Bedroom 2 is currently being utilised as a home office and has a built in wardrobe shelving and hanging rail whilst boasting fabulous views over green open space. Bedroom 3 situated to the rear of the property overlooking the rear garden.

SECOND FLOOR

On the second floor is the master bedroom with dressing area and en-suite. This room features a front facing double glazed window and a front facing Velux window. There is access to a fully-boarded and insulated loft space with power and lighting. The useful dressing area has two large built in wardrobes with full height hanging rails. The airing cupboard houses the 'Worcester Bosch' gas combi boiler which is controlled via an electronic thermostat linked to a phone app.

The en-suite includes a walk in double shower cubicle with a gravity fed shower, low-level WC and a pedestal wash hand basin.

22 Ox Bow Way is a fantastic family home that provides a generous amount of living space throughout. Over the past three years, the property has undergone extensive upgrades, enhancing its appeal and functionality. It is ideal for families looking for both comfort and modern convenience

OUTSIDE

Walled garden to the front with gravel, planting and rose bower above the front door. Pedestrian side gate gives access to the rear garden.

To the rear is a mature private garden which is fully enclosed and partially laid to lawn with patio area and small pond. Climbing roses along the boundary offer both privacy and security. Security lighting is installed. The brick-built garden shed is equipped with strip lighting, a power point and is attached to the brick wall that connects to the boundary wall.

Gated rear access leads to parking for two vehicles.

A walled side passageway, featuring an external cold water tap and double socket, provides access to the front of the house.

COUNCIL TAX BAND

Wyre Forest District Council band B

SERVICES

Mains water. Recently fitted 3.4kwh solar panels and wiring for the addition of storage batteries.

Dual heating system utilising gas central heating and highly economical infrared heating panels, powered by the solar panels at suitable times. The house has been extensively upgraded over the last three years. None of these services have been tested.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold with Vacant Possession upon Completion.