

FOR SALE

4 Lansdown Green, Kidderminster, DY11 6PX



FOR SALE

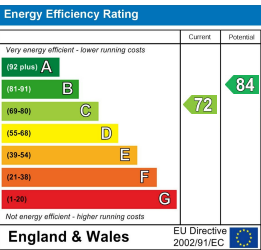
Price £315,000

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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 opportunity to purchase a beautifully presented, contemporary, 3 bedroom, link detached family home in this sought after and quiet residential location. The property offers extended accommodation and benefits from off road parking to the front and side with a low maintenance private rear garden. A viewing is essential to appreciate the nature of this attractive family home.



01562 820 880

Kidderminster Sales

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



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FOR SALE

Mileage (all distances approximate)
Kidderminster Station 1.9 miles Bewdley 2.6 miles Stourport 3 miles Worcester 15 miles
Birmingham 19.6 miles



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- An Attractive Link Detached Family Home
- Modern, Spacious & Extended Accommodation
- 3 Bedrooms & Contemporary Shower Room
- Living Room with Dining Area
- Modern Fitted & Extended Kitchen Diner
- Ground Floor Cloakroom
- Extended Tandem Garage with Storage/Utility
- Private Gardens & Off Road Parking

DIRECTIONS

From the agents office in Franche Road, proceed in a southerly direction passing over the first round a bout and continuing on the A442 to the following round a bout and take the third exit onto the A456 Bewdley Road. Continue past Kidderminster Hospital on the left and at the traffic lights turn left onto Sutton Road. Take the next right hand turn onto Washington Street and left again onto Claughton Street. Turn right onto Willis Street and right onto Lansdown Green where No. 4 will be found on the right hand side.

LOCATION

4 Lansdown Green is quietly and conveniently situated in this popular residential location with good access to Kidderminster's local amenities close to the attractive Brintons Park with bowling green, children's play area and large open grass areas amongst other things. The property is well located for access throughout Kidderminster and access to nearby Stourport-on-Severn and the popular Georgian town of Bewdley.

INTRODUCTION

A fabulous opportunity to purchase a beautifully presented, contemporary, link detached family home in this sought after and quiet residential location. The property offers extended accommodation with three first floor bedrooms and modern shower room. The ground floor benefits from a generous living room with dining area, ground floor cloakroom and a fabulous extended kitchen diner. There is an extended tandem style garage providing useful storage and utility space and the property benefits from off road parking to the front and side with a low maintenance private rear garden. A viewing is essential to appreciate the nature of this attractive family home.

FULL DETAILS

The property is approached off Lansdown Green over a brick paved driveway leading to the main entrance.

RECEPTION HALL

With radiator, ceiling mounted light fitting, straight flight staircase to the first floor, access to the ground floor cloakroom and access to both the living room with dining area and the extended kitchen.

GROUND FLOOR CLOAKROOM

With low level close coupled WC, ceiling mounted light fitting and obscure UPVC double glazed side window.

LIVING ROOM

Well proportioned with a generous UPVC double glazed box window to the front aspect, contemporary vertical wall mounted radiator, power points and ceiling mounted light fitting.

DINING AREA

With radiator, ceiling mounted light fitting, useful built in storage cupboard and glazed double doors to the rear kitchen diner extension.

EXTENDED KITCHEN DINER

A particular feature of this attractive family home is the extended fitted kitchen situated to the rear, creating a fabulous light and spacious open plan family space. There is a range of matching base and eye level units with rolled top work surfaces, inset ceramic one and a half sink with drainer and mixer tap, extensively tiled surround, a 'Belling' double oven with five ring gas hob and 'Belling' stainless steel extractor hood over. There is space for an American style fridge freezer and an integrated 'Hotpoint' dishwasher. There is a useful understairs storage cupboard and a part obscure UPVC double glazed pedestrian door to the side, accessing the extended tandem style garage. The kitchen leads round to an attractive breakfast bar with glazed ceiling lantern, space for dining table and chairs and modern bifold doors to the rear overlooking the attractive private rear garden.

FIRST FLOOR LANDING

Being generous with a large UPVC double glazed side window, ceiling mounted light fitting, access to roof space and a fitted cupboard housing the gas combination boiler. There are wooden panel doors to all three bedrooms and the fitted shower room.

BEDROOM ONE

Situated to the rear with floor to ceiling fitted wardrobes with mirror fronted sliding doors. This double bedroom has power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

BEDROOM TWO

Situated to the front and being a double bedroom with power points, radiator, ceiling mounted light fitting and double glazed window to the front aspect.

BEDROOM THREE

Situated to the front of the property being a single bedroom with useful cupboard/wardrobe, power point, single panel radiator, ceiling mounted light fitting and UPVC double glazed window.

SHOWER ROOM

Being beautifully presented having been recently refitted creating an attractive contemporary suite, being extensively tiled with low level WC, vanity wash hand basin with mixer tap, fabulous double shower unit with glazed shower screen, dual wall mounted shower with rain head, inset spot lights to ceiling, ladder style heated towel rail and obscure UPVC double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a generous brick paved driveway providing off road parking for 2-3 vehicles and access to the attached garage.

The rear garden is low maintenance with generous 'L' shaped raised decked seating area with step down to a level lawn with gravel borders, useful garden shed and wooden panel fencing to all sides with external courtesy lighting.

ATTACHED AND EXTENDED GARAGE

With up and over door, power and lighting. The garage has been extended and currently used for storage and as a generous utility space with rolled top work surface, inset stainless steel one and a half sink with single drainer and mixer tap. There are wall mounted storage units, space and plumbing for automatic washing machine, tumble dryer, space for bar area and obscure UPVC double glazed French doors opening out 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.