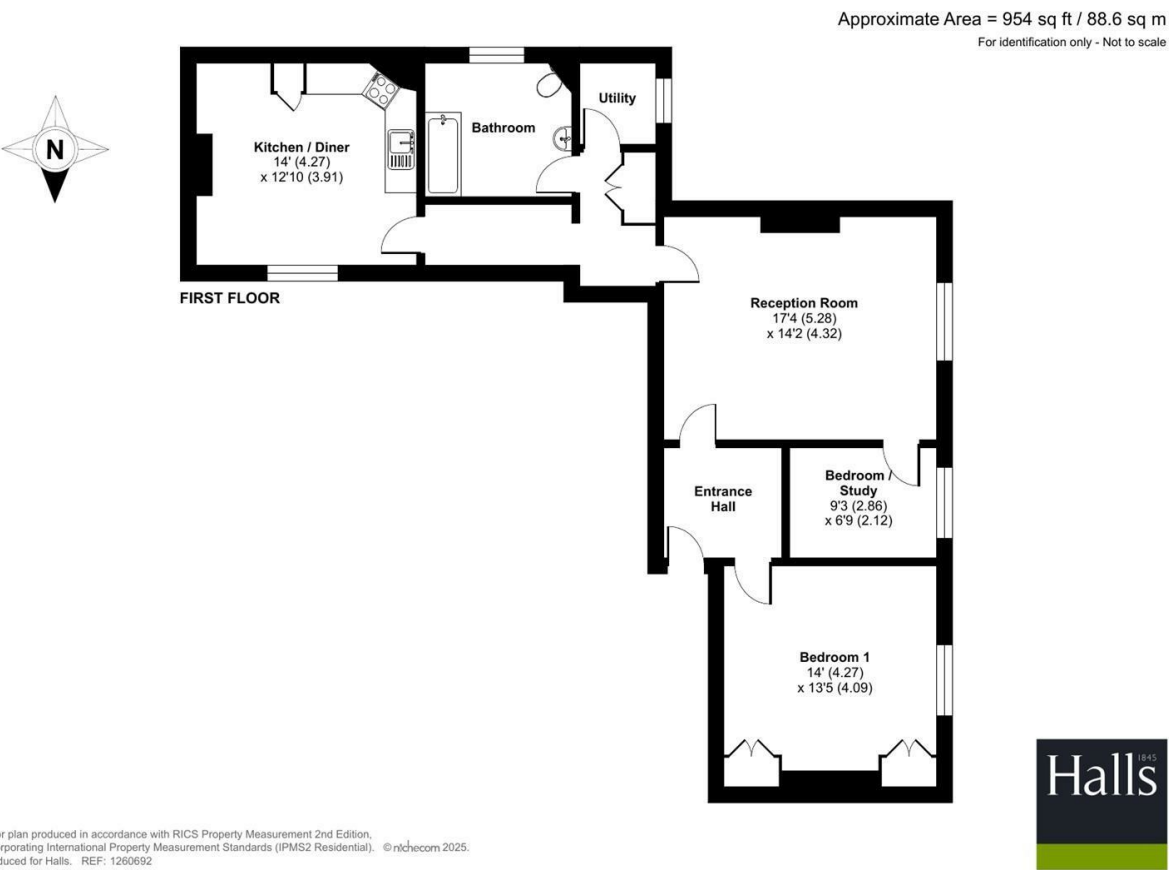


FOR SALE

Flat 4, 23 Blakebrook, Kidderminster, DY11 6AP



FOR SALE

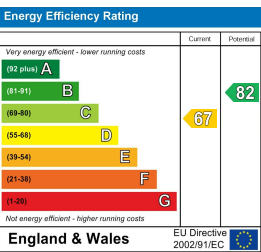
Offers in the region of £189,000

Flat 4, 23 Blakebrook, Kidderminster, DY11 6AP

**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



This generous two-bedroom apartment is situated on the first floor, offering ample living space. To the rear of the property are large secluded communal gardens and allocated off-road parking at the front. The leasehold has recently been renewed, ensuring long-term security for the new owner. A viewing is highly recommended to fully appreciate the apartment's charm and excellent features.



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)  
Bewdley 2 ½ miles, Bridgnorth 15 miles, Worcester 15 miles, Birmingham 22 miles.



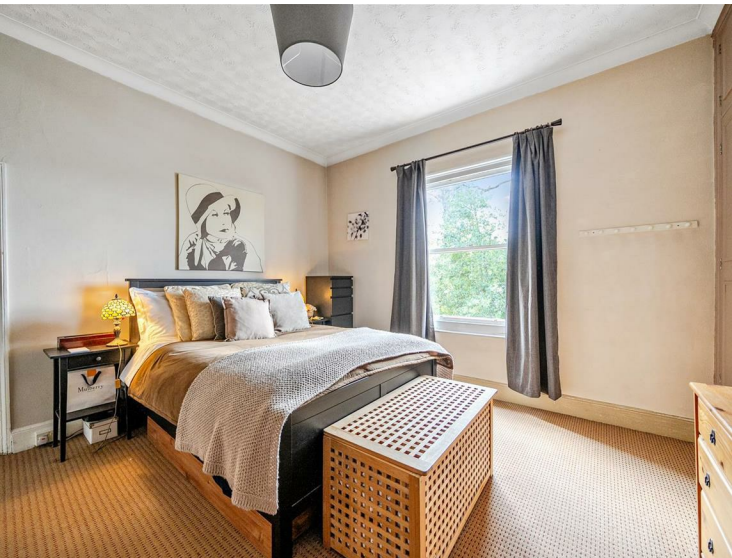
1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- A Spacious First Floor Apartment with Attractive Period Features
- Leasehold with 952 years remaining
- 2 Bedrooms & Bathroom
- Generous Living Room
- Well Proportioned Fitted Kitchen Diner
- Communal Gardens to the Rear
- Allocated Off Road Parking
- Sought After Residential Location

**DIRECTIONS**

From the agents office in Kidderminster proceed in a southerly direction and at the first round-a-bout turn right onto Mason Road, continue to the mini round-a-bout and bear left onto Blakebrook and after a short distance the property will be found on the left hand side.

**LOCATION**

Flat 4, 23 Blakebrook is set well back off the road in the most popular and convenient location to the northern side of Kidderminster with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley and Wolverley and onward further to Birmingham, Stourbridge and the cathedral city of Worcester. The property is set back from the road which offers privacy whilst not being isolated. The property provides easy access to all local amenities including St Johns C of E Primary School a short distance away.

**INTRODUCTION**

Flat 4 is a spacious apartment found on the first floor, entered via a secure communal entrance. With intercom and staircase leading to a first floor landing with a solid wooden door into the private reception hall. There are two bedrooms and an impressive living room with an inner hall which in turn provides access to a bathroom, utility room and fitted kitchen diner. There are large secluded communal gardens to the rear and allocated off road parking to the front. The apartment has recently had the lease renewed.

**FULL DETAILS**

This generously sized first-floor apartment, located within a charming period building, is nestled in the highly desirable Blakebrook area of Kidderminster. It presents a wonderful blend of character and modern living, offering an abundance of space and well-proportioned rooms throughout.

**RECEPTION HALL**

Being spacious with ceiling mounted light fitting, radiator, access into the main double bedroom and the living room.

**LIVING ROOM**

With period features including an open fire place with tiled surround and further wooden surround and mantle over. There is a large sash window to the front of the property, attractive cornicing, ceiling rose and access into the second bedroom/office.

**BEDROOM TWO**

Currently used as an office and situated to the front of the property with ceiling mounted light fitting and sash window.

From the living room is an inner hallway with useful original fitted cupboards and accesses the utility room, bathroom and kitchen diner.

**BATHROOM**

Being full of character with part obscure glazed sash window, ceiling mounted light fitting and a generous bath with tiled surround with ornamental mixer tap and shower attachment. There is a pedestal wash hand basin and low level close coupled WC.

**UTILITY ROOM**

This particularly useful space has a wall mounted 'Logic Plus' gas boiler with space and plumbing for automatic washing machine, space for tumble dryer, ceiling mounted light fitting and glazed window to the front aspect.

**KITCHEN DINER**

Being well proportioned with a modern fitted kitchen and inset stainless steel sink with single drainer and mixer tap, tiled surround with matching base and eye level units to include integrated dishwasher and larder style fridge freezer. There is plenty of space for dining table and chairs, fitted cupboards to the alcoves and a glazed sash window to the side aspect.

**MASTER BEDROOM**

A particularly spacious double bedroom with a range of fitted wardrobes and storage with radiator, ceiling mounted light fitting and glazed sash window to the front aspect.

**OUTSIDE**

The property benefits from shared usage of a large mature communal garden located to the rear of the building. Benefiting from a nicely secluded aspect and comprising paved patio area, large lawn, many mature plants and trees, enclosed by walling and wooden panelled fencing and with side access from the front.

The property benefits for allocated off road parking to the front of the building.

**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**

Leasehold with Vacant Possession upon Completion.

The term of the lease shall mean the term of 999 years commencing 29th September 1978 and expiring on 28th September 2977.

Service Charge of £95.00 per month, this is to cover upkeep of communal areas.