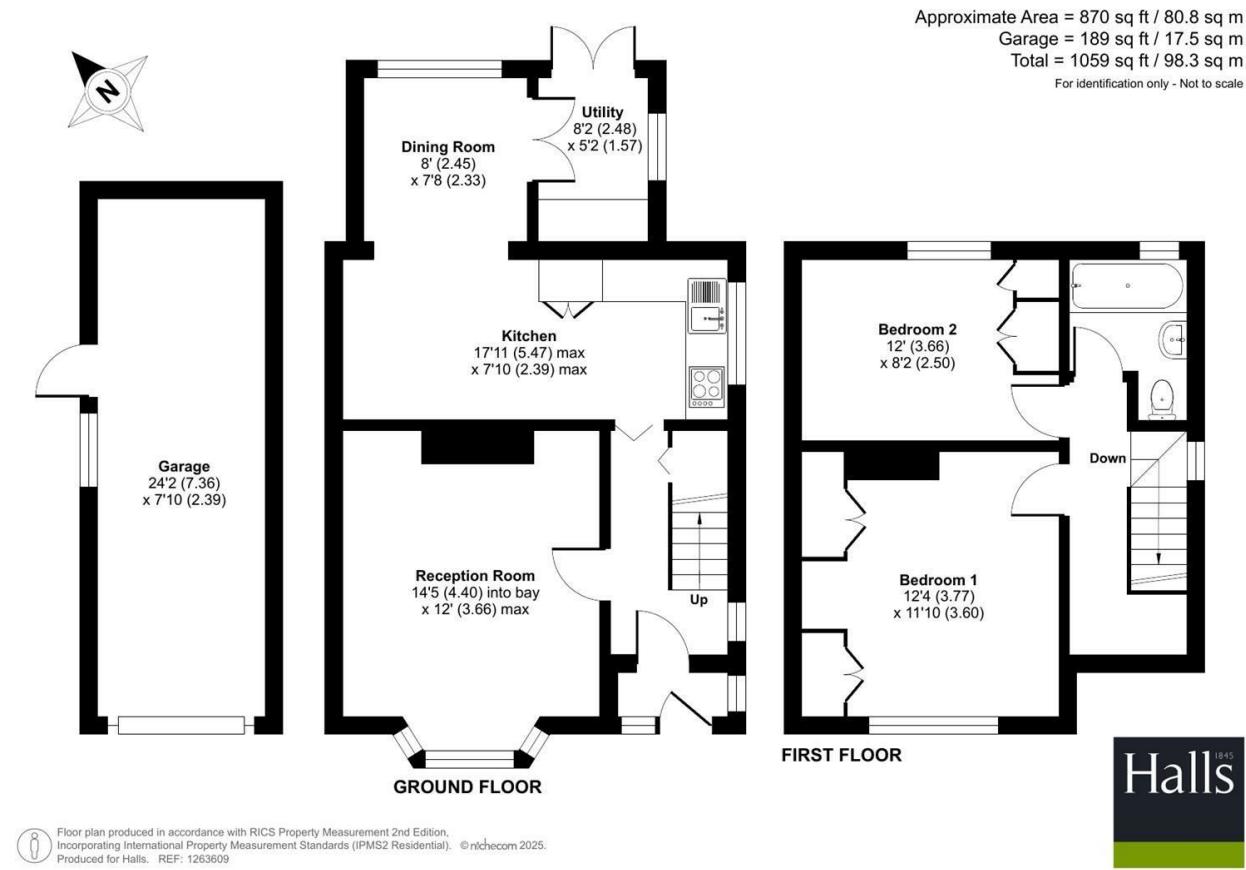


FOR SALE

170 Marlpool Lane, Kidderminster, DY11 5HR



FOR SALE

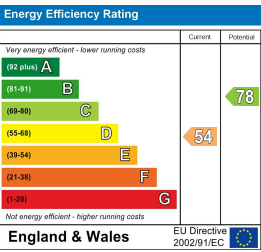
Price £269,950

170 Marlpool Lane, Kidderminster, DY11 5HR

**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



An attractive detached traditional home with well proportioned and extended accommodation comprising two double bedrooms and a family bathroom with a generous living room, fitted kitchen with dining and living space with a useful utility room. The property benefits from off road parking, storage garage and attractive private rear gardens in this particularly popular residential location. The property benefits from no onward chain and an internal inspection is thoroughly recommended.



01562 820 880

**Kidderminster Sales**  
Gavel House, 137 Franche Road, Kidderminster, DY11 5AP  
E: kidderminster@halls.gb.com



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FOR SALE

Mileage (all distances approximate)  
Kidderminster Railway Station 2 miles Bewdley 6 miles Bromsgrove 11 miles Worcester 16 miles Birmingham 19 miles



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- A Traditional Detached House
- Well Proportioned & Extended Accommodation
- Two Double Bedrooms & Fitted Bathroom
- Generous Living Room
- Fitted Kitchen with Living & Dining Space
- Useful Rear Utility Room
- Storage Garage & Off Road Parking
- Private Rear Gardens – Popular Location
- No Onward Chain

**DIRECTIONS**  
From the agents office in Franche Road, proceed in a northerly direction and turn right onto Marlpool Place, follow the road around and turn left at the junction onto Marlpool Lane where 170 will be found on the right hand side as indicated by the agent's For Sale board.

**LOCATION**  
This attractive detached home is perfectly situated for many local amenities to include the well thought of St Catherine's Primary School, a local Supermarket, King George V Park situated nearby, as well as great access to further surrounding sports clubs, public houses and all on a convenient bus route. Being on the northern outskirts of Kidderminster access to the beautiful North Worcestershire countryside and surrounding popular Villages and Towns such as Wolverley and Bewdley are all nearby.

**INTRODUCTION**  
An attractive detached traditional home with well proportioned and extended accommodation comprising two double bedrooms and a family bathroom with a generous living room, fitted kitchen with dining and living space with a useful utility room. The property benefits from off road parking, storage garage and attractive private rear gardens in this particularly popular residential location. The property benefits from no onward chain and an internal inspection is thoroughly recommended.

**FULL DETAILS**  
The property is approached over a concrete driveway with a stepped entrance into an initial porch with UPVC double glazed windows, ceiling mounted light fitting and obscure double glazed entrance into the main reception hall.

**RECEPTION HALL**  
With a turning staircase to the first floor, wall mounted radiator, power points, ceiling mounted light fitting and UPVC double glazed side window with useful understairs storage. From the reception hall access into the generous living room & rear kitchen.

**LIVING ROOM**  
Situated to the front of the property with UPVC double glazed bay window with power points, radiator and matching wall and ceiling mounted light fittings with a coal effect gas fire with stone surround with mantle over and further stone display shelves.

**FITTED KITCHEN**  
With a range of base and eye level units with rolled top work surfaces and inset stainless steel sink with single drainer and mixer tap. There is a ceiling mounted light fitting and UPVC double glazed window to the side aspect with access into the dining and further living area having been extended creating plenty of living space to the rear of the property. There is an initial living space with ceiling mounted light fitting, opening through into the rear dining area with UPVC double glazed windows overlooking the rear garden and part wooden panel, part glazed double doors opening into the useful rear utility room.

**UTILITY ROOM**  
With rolled top work surface with space and plumbing for automatic washing machine and further space for tumble dryer, fitted cupboard, ceiling mounted light fitting, radiator, UPVC double glazed window to the side with UPVC double glazed French doors opening out to and overlooking the attractive private rear garden.

**FIRST FLOOR LANDING**  
With initial landing with radiator, ceiling mounted light fitting, access to roof space and UPVC double glazed side window. There is access to both bedrooms and bathroom.

**MASTER BEDROOM**  
Situated to the front of the property with a range of floor to ceiling fitted wardrobes and cupboard with dressing table and drawers. There is a radiator, power points, ceiling mounted light fitting and UPVC double glazed window to the front aspect.

**BEDROOM TWO**  
Situated to the rear being a well proportioned double bedroom with power points, radiator, floor to ceiling wardrobes and cupboards with ceiling mounted light fitting and UPVC double glazed window overlooking the rear garden.

**BATHROOM**  
Being extensively tiled with matching white suite of panel bath with wall mounted shower over with shower, curtain and rail. Low level close coupled WC, pedestal wash hand basin, ceiling mounted light fitting, extractor and obscure UPVC double glazed window.

**OUTSIDE**  
To the front of the property there is a driveway and hardstanding area to the front and side of the property providing off road parking for 2 – 3 vehicles.

To the rear there is a prefab concrete tandem garage with up and over door with power and lighting. The gated side access gives access into the enclosed rear garden with an initial patio with external courtesy lighting leading to a level grassed area with attractive shrub and herbaceous borders with a gravel pathway leading to the rear of the property, passing a pedestrian door into the rear of the tandem garage. Past the garage there is an enclosed and fenced dog kennel and run with further useful timber garden shed and greenhouse. The garden is particularly attractive and private being enclosed via wooden panel fencing to all sides.

**TANDEM GARAGE**  
With plenty of space, power and lighting with up and over door to the front with glazed side window and solid pedestrian door into the 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.

**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.