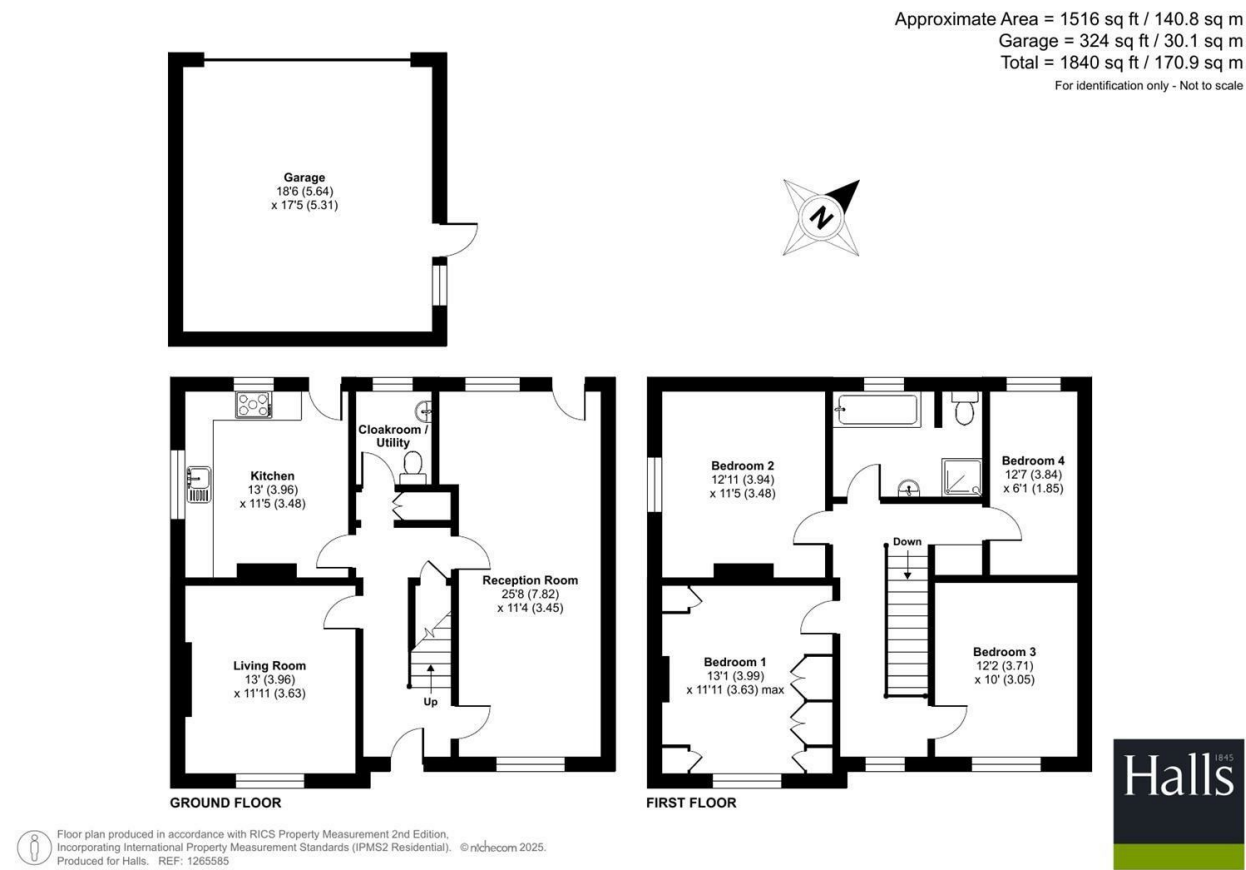


FOR SALE

9 Wolverhampton Road, Kidderminster, DY10 2UR



FOR SALE

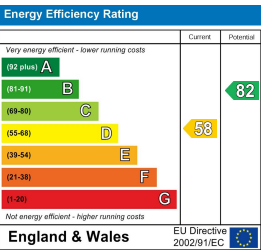
Offers In Excess Of £395,000

9 Wolverhampton Road, Kidderminster, DY10 2UR

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 handsome 4 bedroom detached, double fronted, family home, situated in this convenient location on a fabulous spacious plot with generous accommodation offering an abundance of space with plenty of parking, private rear garden and a detached double garage. There are useful timber outbuildings into the rear garden with power and light offering flexible storage or summer house etc. The property is available with no onward chain and an internal viewing is recommended.



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 Railway Station 1.8 Miles Wolverley 2 miles Bewdley 4.6 Miles Stourbridge 5.6 miles Worcester 15 miles Birmingham 18 miles



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- **A Handsome Double Fronted Detached Home**
- **Generous Accommodation & Spacious Plot**
- **4 Bedrooms & Family Bathroom**
- **Spacious Lounge Diner & Separate Living Room**
- **Fitted Kitchen with Utility/Cloakroom**
- **Potential to Modernise & Extend STP**
- **Private Gardens (large plot) & Outbuildings**
- **Detached Double Garage & Plenty of Parking**

DIRECTIONS

From the agents office in Franche Road proceed on the A456 ring road and at the second roundabout take the first exit A451, Stourbridge Road. After approximately 1 mile take the first exit off the mini roundabout and where number 9 will be found on the left hand side, as indicated by the agents For Sale board.

LOCATION

Set well back from the road in this attractive, elevated position in this popular residential location with convenient road and rail links to surrounding areas with the sought after village of Wolverley nearby and on the edge of attractive rural countryside and Broadwaters Mill Park. The property is located on the outskirts of Kidderminster, a market town to the west of Birmingham in the Midlands.

Kidderminster has a number of shopping centres including the Swan Centre, the Rowland Hill Centre and Weaver's Wharf and is also home to the award winning West Midlands Safari Park.

INTRODUCTION

A handsome detached, double fronted, family home, situated in this convenient location on a fabulous spacious plot with generous accommodation incorporating four bedrooms and a family bathroom, large lounge diner, separate living room, fitted kitchen, utility/cloakroom and further potential to modernise or extend. The plot is a particular feature offering an abundance of space with plenty of parking, private rear garden and a detached double garage. There are useful timber outbuildings into the rear garden with power and light offering flexible storage or summer house etc. The property is available with no onward chain and an internal viewing is recommended.

FULL DETAILS

The property is approached off the Wolverhampton Road via electrically operated double gates leading to a large tarmac driveway providing plenty of off road parking and turning space passing the detached double garage with hardstanding and generous lawned fore garden. A concrete pathway leads to a stepped entrance with part solid wooden panel, part obscure glazed entrance door into the reception hall.

RECEPTION HALL

With a straight flight staircase to the first floor, ceiling mounted light fittings, radiator, power points and access to the generous lounge diner, kitchen diner and cloakroom/utility. There is useful understairs storage.

LIVING ROOM

Situated to the front with an attractive living flame coal effect gas fire with marble effect surround, hearth and mantle over. There is a generous UPVC double glazed window to the front with an attractive outlook across the fore gardens and across to the park. There is a ceiling mounted light fitting, power points and radiator.

LOUNGE DINER

Formally two rooms, now a particularly spacious reception room with dual aspect UPVC double glazed windows to both front and rear with a living flame coal effect gas fire with marble effect surround, hearth and wooden mantle over. There are two ceiling mounted light fittings and matching wall mounted light fittings, two double panel radiators, power points and exposed ceiling timbers. There is a multi paned, glazed, pedestrian door to the rear giving access into the rear lobby, in turn allowing access to a ground floor cloakroom and private rear garden.

KITCHEN DINER

With tiled floor, range of rolled top work surfaces with inset one and a half stainless steel sink with single drainer, matching base and eye level units to include an integrated double eye level electric oven, a 'Neff' four ring gas hob, space and plumbing for dishwasher, fridge and freezer. There is a ceiling mounted light fitting, power points, dual aspect UPVC double glazed windows to both side and rear with part wooden panel, part glazed pedestrian door to the rear giving access to the garden.

CLOAKROOM/UTILITY

With space and plumbing for automatic washing machine, tumble dryer, low level WC, pedestal wash hand basin, extensively tiled, wall mounted 'Dimplex' heater, power points, ceiling mounted light fitting and UPVC obscure double glazed window to the rear aspect.

FIRST FLOOR GALLERIED LANDING

Providing plenty of space with a UPVC double glazed window to the front offering attractive views across the fore garden and beyond. There is access to the roof space, ceiling mounted light fitting and wooden panel doors to all first floor accommodation.

BEDROOM ONE

Situated to the front with a range of matching fitted bedroom furniture to include wardrobes, cupboards, fitted bedside lockers, dressing table and storage cupboards over. There is a radiator, power points, ceiling mounted light fitting and UPVC double glazed window with attractive views.

BEDROOM TWO

Situated to the front with power points, radiator, UPVC double glazed window with attractive views, ceiling mounted light fitting and useful pedestal wash hand basin with mirror fronted medicine cabinet over.

BEDROOM THREE

Situated to the rear with UPVC double glazed side window with plenty of space, power points, ceiling mounted light fitting, pedestal wash hand basin with tiled splash back and mirror fronted medicine cabinet over.

BEDROOM FOUR

Situated to the rear with power points, radiator, fitted wardrobe and cupboard over, ceiling mounted light fitting, telephone point and UPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

With plenty of space and is fully tiled with a matching suite of panel bath with dual chrome hand rails, pedestal wash hand basin, mirror fronted double medicine cabinet over and integrated light. There is an electric shaver socket, low level WC, enclosed shower cubicle with non slip tray, wall mounted 'Mira' shower with glazed bi-fold doors. There are two ceiling mounted light fittings, radiator and two obscure UPVC double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a particularly generous fore garden with the property being set well back from the road and accessed via electrically operated double cast iron gates onto a tarmac driveway providing plenty of off road parking, turning space and hardstanding. The driveway leads to the property past a generous lawn and detached double garage with further hardstanding and storage, parking, ideal for campervans. There is a small raised fore garden immediately to the front and gated access leads to the enclosed rear garden

The rear garden is fully enclosed and safe via wooden panel fencing with an initial hardstanding area with steps and gated access up to a raised lawn with inset paved patios providing attractive seating areas with a retaining wall and gated stepped access to the raised garden area. There is a timber summer house with a covered decked porch with gated access leading to double doors, power and lighting with a rear storage room. There is a fabulous detached timber work shop with power and lighting, fitted work benches, glazed windows and pedestrian door giving access. Both of these outdoor buildings offer continued use as a summer house and work shop, alternatively could be used for home office, hobby room or to suit the individual. The garden offers a good degree of privacy being set back off the road, pleasant and peaceful with gated access via the side back to the front lawns and driveway. Immediately to the rear is a pedestrian door giving access to a rear lobby and into the gardeners WC.

This property is a substantial family home offering spacious and flexible accommodation and would benefit from some modernisation being set in an elevated position, well back from the main road offering an abundance of space with a particularly generous plot with private gardens, plenty of parking, detached double garage, outdoor timber outbuildings and private peaceful rear garden. An internal viewing is recommended to understand the space and potential of this attractive double fronted family home.

DETACHED DOUBLE GARAGE

Being useful addition being of brick construction with a pitched tiled roof with useful inspection pit, power and lighting with a glazed side window and pedestrian door, up and over vehicular door to the front aspect.

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.