

FOR SALE

17 Pendine Close, Kidderminster, DY11 5EJ



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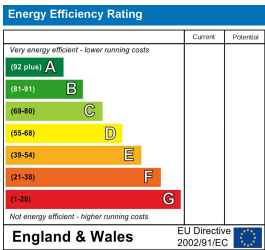
17 Pendine Close, Kidderminster, DY11 5EJ

Price £270,000

**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 modern, well presented end terrace home, having been extended to provide an entrance hall, living room, modern fitted kitchen, cloakroom, separate dining room and three bedrooms and a bathroom to the first floor. There is off road parking and private rear gardens backing onto woodland to the rear. Viewing Recommended.



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**Kidderminster Sales**  
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2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- A Modern three-bedroom End Terrace property
- Well Proportioned & Extended Accommodation
- Fitted Kitchen with Utility Room
- Living Room & Dining Room
- Private Gardens & Off-Road Parking
- Backing onto woodland
- Internal viewing advised
- Viewing Recommended

**DIRECTIONS**  
From the agent's office in Franche Road travel in a northerly direction and at the roundabout take the third exit onto Wolverley Road. Take the second right turn onto Beeches Road and at the mini roundabout take the first exit onto Willowfield Drive. Continue and take the first right onto Puxton Drive and the fifth right turn onto Brooklands Drive. Follow the road to the left and turn right onto Pendine Close where the property will be found as indicated by the agents For Sale board.

**LOCATION**  
This modern family home is ideally located in a peaceful and secure cul-de-sac, adjacent to the local nature reserve, yet still within easy reach of various local amenities. These include the highly regarded St. Catherine's Primary School, a nearby supermarket, and excellent access to local sports clubs, pubs, and bus routes. Situated on the northern edge of Kidderminster, the property offers convenient access to the stunning North Worcestershire countryside, as well as nearby popular villages and towns, including Wolverley and Bewdley.

**DESCRIPTION**  
A modern, well presented end terrace home, having been extended to provide an entrance hall, living room, modern fitted kitchen, cloakroom, separate dining room and three bedrooms and a bathroom to the first floor. There is off road parking and private rear gardens backing onto woodland to the rear. Viewing Recommended.

**FULL DETAILS**  
Entrance Hall  
Double glazed front door, radiator, doors the cloakroom/wc and the lounge.

Cloakroom  
WC, wash hand basin, radiator.

Living Room 16' 7" x 10' 8" ( 5.05m x 3.25m )  
Stairs to the first floor, radiator, double glazed window to front aspect, door to the kitchen,

Fitted Kitchen 14' 7" x 8' 8" ( 4.45m x 2.64m )  
Range of wall and base kitchen units, sink, four ring gas hob, electric oven, plubing for washing machine, timber effect floor, double glazed window to rear aspect, access to the dining room, door to the utility room.

Utility Room  
Radiator, double glazed velux window

Dining Room 16' 6" x 8' ( 5.03m x 2.44m )  
Super additional extension to this property, radiator, large double glazed window to the rear, two double glazed velux windows, bi-fold doors to the rear.

First Floor Landing

Bedroom 14' 3" x 8' 1" ( 4.34m x 2.46m )  
Radiator, double glazed window to front aspect.

Bedroom 11' 3" x 8' ( 3.43m x 2.44m )  
Radiator, double glazed window to the rear aspect.

Bedroom 9' 1" x 6' 3" ( 2.77m x 1.91m )  
Radiator, double glazed window the front aspect

Bathroom/Wc  
WC, wash hand basin, bath with shower over, tiling to walls, heated towel rail, double glazed window to rear aspect.

Rear Garden  
Backing onto woodland, lawned area, enclosed fenced boundaries.

Driveway  
Providing parking for two cars to the front.

**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.