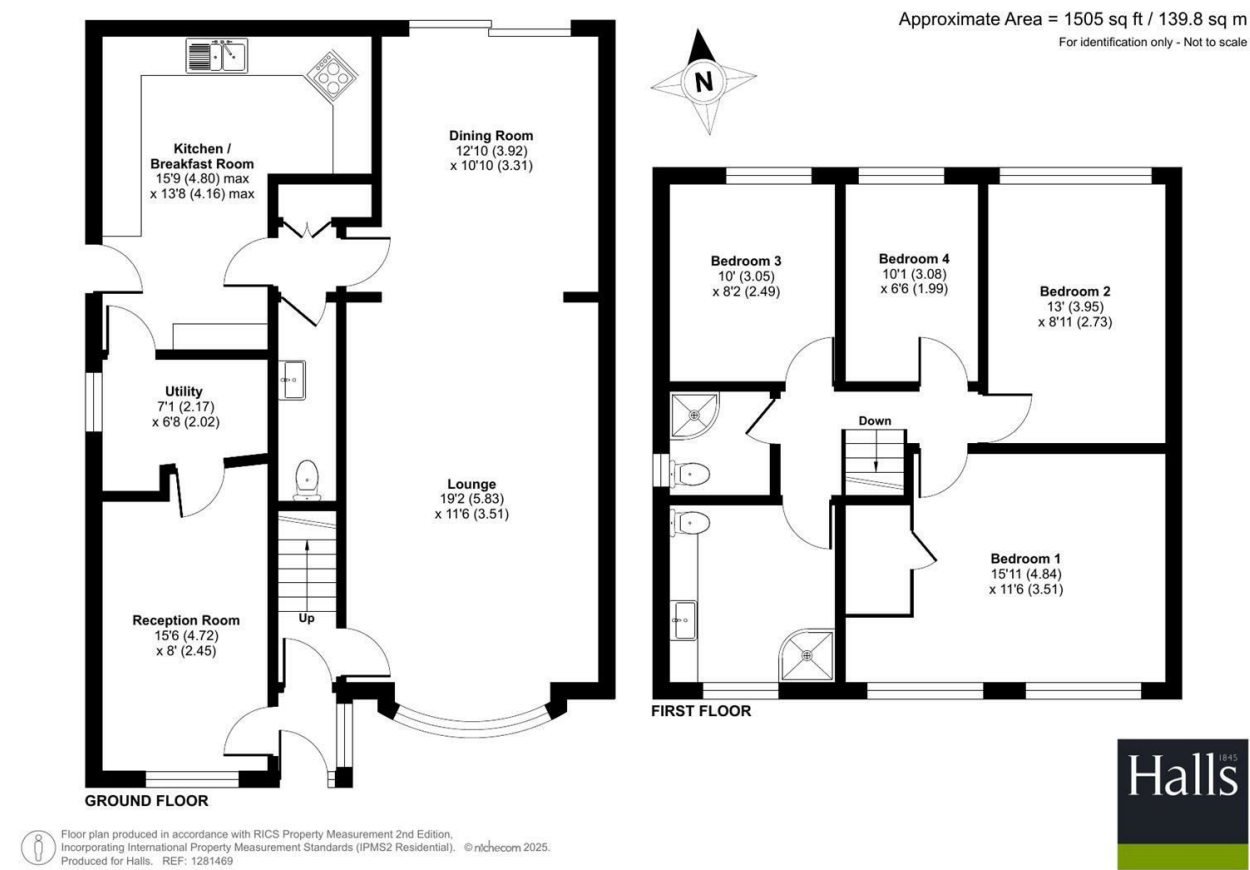


FOR SALE

134 Marlpool Lane, Kidderminster, DY11 5HS



FOR SALE

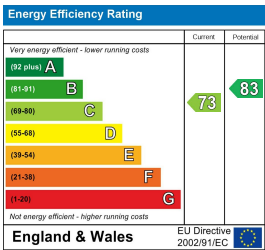
Price £339,500

134 Marlpool Lane, Kidderminster, DY11 5HS

**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 substantial 4 bedroom detached family home in this well thought of and sought after residential location within Marlpool on the northern outskirts of Kidderminster. There is plenty of off-road parking with an in and out driveway and private and enclosed rear garden. 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)

Bewdley 6 miles Bridgnorth 14 miles Worcester 16 miles Birmingham 19 miles Stourport 4 miles Wolverley 1 mile Kidderminster Train Station 1 ½ mile



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Substantial Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Fitted Kitchen & Utility
- Generous Lounge & Dining Room
- Family Room or Occasional Bedroom
- Ground Floor Cloakroom with W.C
- Private & Enclosed Gardens
- Off Road Parking& In-Out Driveway
- Popular & Convenient Location

**DIRECTIONS**  
From the agents office in Franche Road, proceed in a northerly direction and at the round a bout take the third exit onto the Wolverley Road, take the next right turn onto Marlpool Lane where the property will be found immediately on the left hand side as indicated by the agents For Sale board.

**LOCATION**  
This family home is perfectly situated for many local amenities to include the well thought of St Catherine's Primary School a local Supermarket 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**  
A fabulous opportunity to purchase a substantial detached family home in this well thought of and sought after residential location within Marlpool on the northern outskirts of Kidderminster. The property is detached and benefits from four well-proportioned bedrooms with a family bathroom and separate shower room. The ground floor accommodation is equally spacious with a generous living room into a dining area with a further reception room which could be utilised as a occasional/fifth bedroom or home office or second sitting room. There is a fully fitted kitchen, utility area and ground floor cloakroom as well as plenty of off-road parking with an in and out driveway and private and enclosed rear garden. An internal viewing is recommended.

**FULL DETAILS**  
The property is accessed over a tarmac in and out driveway, to a UPVC double glazed entrance door into the entrance porch with UPVC double glazed windows, wall mounted 'Dawn to Dusk' lighting and part wooden, part obscure glazed door into the main reception hall and access to both ground floor reception rooms.

**ENTRANCE HALL**  
With power points, radiator, straight flight staircase to the first floor, ceiling mounted light fitting and access into the main living room

**LIVING ROOM**  
A spacious room with a UPVC double glazed bow window to the front aspect, log effect gas fire with tiled hearth, stone surround and wooden mantle over. There is a radiator, power points, two ceiling mounted light fittings and a large archway through to a rear dining room.

**DINING ROOM**  
With ceiling mounted light fitting, radiator, power points and UPVC double glazed sliding doors overlooking and accessing the private and enclosed rear garden. There is access to an inner hallway which has access to the cloakroom, useful storage cupboard and to the kitchen diner.

**CLOAKROOM**  
Extensively tiled with a matching coloured suite of low level close coupled WC, pedestal wash hand basin, radiator, ceiling mounted light fitting and extractor fan.

**FITTED KITCHEN**  
This well proportioned space has a range of work surfaces with matching base and eye level fitted units with inset stainless steel double sink, mixer tap and extensively tiled surround. There is space and plumbing for automatic washing machine, dishwasher and American style fridge freezer. There is a radiator, power points, three ceiling mounted light fittings, UPVC double glazed window to the rear aspect and an obscure UPVC double glazed pedestrian door giving access to the side and in turn to the rear garden.

**UTILITY ROOM**  
Accessed off the kitchen with a range of fitted shelving and storage, wall mounted cupboard, space for chest freezer, power points, ceiling mounted light fitting, wall mounted 'Ideal' gas combination boiler and obscure UPVC double glazed side window.

**SITTING ROOM/OCCASSIONAL BEDROOM**  
With a UPVC double glazed window to the front aspect, radiator, power points, ceiling mounted light fitting and integral fan. This additional reception room completes the ground floor which offers an abundance of space with flexible accommodation with access to the rear into the utility as well as directly to the front porch.

**FIRST FLOOR**  
The landing has two access points to the loft space which is part boarded and with loft lighting and fused switches. In the landing are power points, a ceiling mounted light fitting and access to all first floor accommodation. There are four bedrooms in total, a family bathroom and separate shower room.

Three of the bedrooms are positioned to the rear of the property, each with power points, radiator, ceiling mounted light fittings and UPVC double glazed windows.

The master double bedroom positioned to the front has some fitted storage above the stair bulkhead, two radiators, ceiling mounted light fitting and two UPVC double glazed windows to the front aspect.

**FAMILY BATHROOM**  
With an obscure UPVC double glazed window, the bathroom is fully tiled throughout with a matching suite of corner panelled bath with wall mounted 'Triton' shower over with shower, curtain and rail. There is a low level WC and vanity style wash hand basin, tiled display shelf, radiator and ceiling mounted light fitting.

**SHOWER ROOM**  
Fully tiled with a low level WC, corner shower cubicle with non slip tray, wall mounted shower and glazed sliding doors. There is a single panel radiator, ceiling mounted light fitting, extractor fan and obscure UPVC double glazed window.

**OUTSIDE**  
To the front of the property, the generous frontage allows for an in out driveway providing plenty of off road parking with a small gravelled fore garden and a covered porch to the front with integral lighting and further external courtesy lighting with space to the side where there is a raised shrub and herbaceous garden with gated access to the rear of the property. A further area of garden to the side of the house is mainly paved with a stone retaining wall with a raised garden area with garden pond. There is external courtesy lighting to the side and water proof electric power sockets and outside tap.

The rear garden is fully enclosed and private with an initial paved patio with steps up to a concrete hard standing seating area and two level lawned areas with attractive shrub and flower borders. There are two useful timber garden sheds and 10ft x 10ft bespoke shed/workshop, as well as a greenhouse with partial wooden panel fencing and part brick wall borders. There is gated access to both sides of the property and further courtesy lighting providing attractive enclosed safe and private rear family 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.