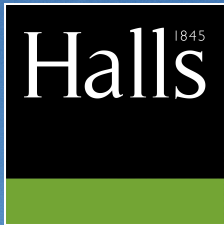
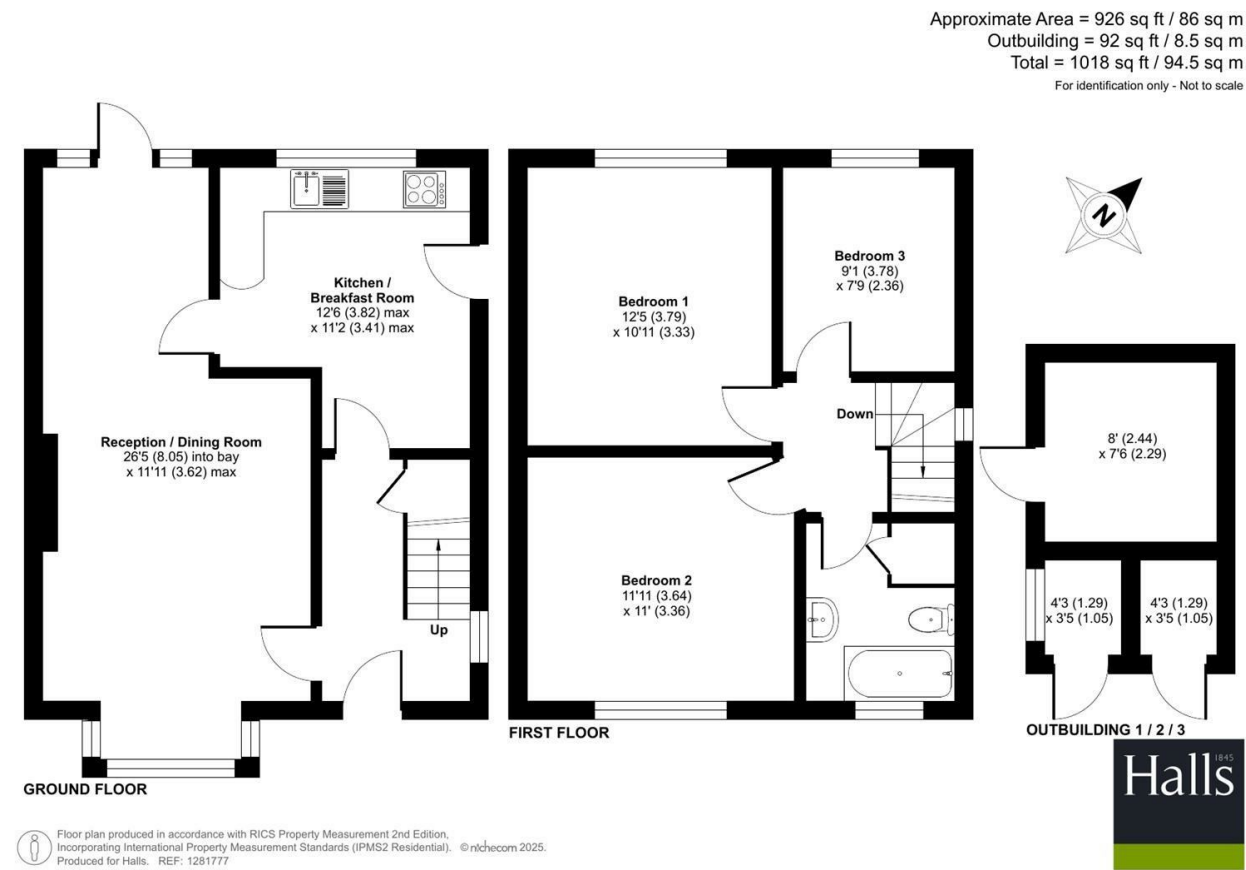


FOR SALE

46 Nursery Grove, Kidderminster, DY11 5BG



FOR SALE

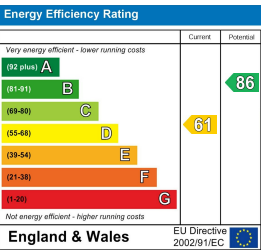
Price £240,000

46 Nursery Grove, Kidderminster, DY11 5BG

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 lovely 3 bedroom semi-detached property in need of upgrading, set in this most popular residential cul-de-sac. Offering well proportioned accommodation, low maintenance private rear gardens and large driveway to the front. Being offered with no onward chain, an internal inspection is thoroughly recommended.



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 3 ½ miles, Bridgnorth 14 miles, Worcester 16 miles, Birmingham 22 ½ miles,
Stourbridge 10 miles.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Attractive Semi-Detached Family Home
- In Need of Modernisation Throughout
- Three Double Bedrooms & Family Bathroom
- Large Through Lounge / Dining Room
- Fitted Breakfast Kitchen
- Large Driveway Offering Ample Parking
- Attractive Front & Rear Gardens
- No Onward Chain

DIRECTIONS

From the agent’s office in Franche Road, proceed for a short distance in a northerly direction and take the second right hand turn into Nursery Grove. Follow the road where the property will be found on your right-hand side.

LOCATION

Nursery Grove is a quiet cul-de-sac set in the most convenient and popular location to the northern side of Kidderminster with good road access and bus routes to the town centre and to surrounding towns and villages such as Bewdley, Bridgnorth, Wolverley and onward to Wolverhampton, Birmingham, Stourbridge and the cathedral city of Worcester. The property is quietly situated within this popular cul-de-sac offering privacy whilst not being isolated and providing good easy access to all local amenities.

INTRODUCTION

This attractive semi-detached home is situated in a highly sought after residential cul-de-sac and offers spacious, well balanced accommodation. 46 Nursery Grove has been in the same ownership since it was built circa 1963 and has been a much loved and cherished family home. Whilst the property would benefit from modernisation throughout, it presents an excellent opportunity to create a wonderful family home.

The first floor features three bedrooms and a family bathroom, while the ground floor comprises a generous lounge/dining area and fitted kitchen.

Further benefits include a detached workshop with two separate brick stores, ample off-road parking to the front, and a private low-maintenance rear garden. Internal viewing is highly recommended to fully appreciate all that this property has to offer.

FULL DETAILS

Entered through a glazed front door, the property opens into a central reception hallway featuring original parquet flooring and a staircase leading to the first floor, complete with an understairs storage cupboard. From the hallway, doors provide access to both the lounge diner and the fitted kitchen.

The spacious dual-aspect lounge diner is filled with natural light, creating a bright and airy space A bay window at the front includes a built-in window seat under and also has a built in TV stand, while a feature gas fireplace sits on a large hearth. At the rear end of the dining area, a glazed door leads into the kitchen and a door opens directly onto the patio.

The kitchen has a range of wall and floor mounted cabinets with working surfaces over, cupboard housing the Worcester Bosch boiler, spaces for free standing appliances and sink overlooking the pretty rear garden, door opens out to the side of the property.

FIRST FLOOR

Stairs rise to the first floor landing where there are three spacious double bedrooms, all benefitting from having a variety of built in wardrobes.

Bedrooms two and three enjoys the lovely rear aspect overlooking the garden.

The family bathroom has a bath with hand held shower, W.C, sink and airing cupboard. There is loft access with ladder and lighting, this is full boarded.

OUTSIDE

To the front of the property there is a generous low maintenance lawn with attractive flower and shrub borders with a tarmac driveway providing off road parking leading to the side of the property.

The rear garden is well proportioned with an initial paved seating area leading to a generous level lawn with attractive flower and shrub borders.

WORKSHOP/STORES

A useful brick with part timber clad workshop with two separate stores, one of which currently has plumbing for a washing machine.

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.