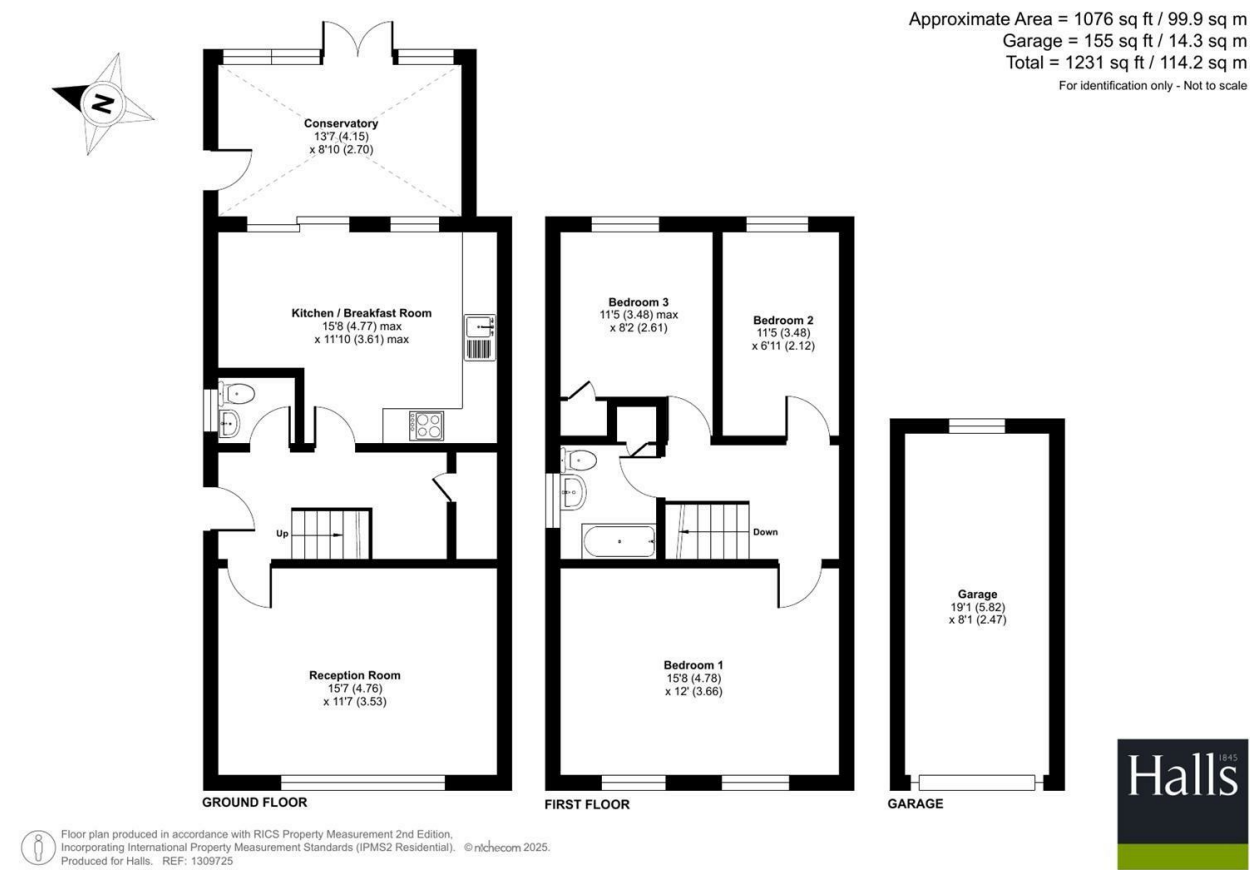


FOR SALE

3 Silver Birch Drive, Kidderminster, DY10 3XD



FOR SALE

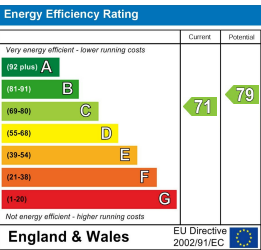
Price £279,950

3 Silver Birch Drive, Kidderminster, DY10 3XD

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 beautifully presented and spacious three bedroom semi-detached family home accompanied by low maintenance and private gardens and a single garage with ample driveway providing off road parking. This attractive, fully modernised property is conveniently situated in this popular and quiet cul-de-sac. Viewing Highly 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 1 mile, Bewdley 5.6 miles, Blakedown 2.5 miles, Bromsgrove 9 miles,
Birmingham 17 miles, Worcester 15 miles.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- A Well Proportioned Semi-Detached Home
- Beautifully Presented Accommodation
- Three Bedrooms & Family Bathroom
- Spacious Living Room & Conservatory
- Contemporary Fitted Kitchen Diner
- Ground Floor Cloakroom
- Private Low Maintenance Gardens
- Garage & Off Road Parking

DIRECTIONS

From Kidderminster proceed north east on the Birmingham Road, A456 and after just over ½ a mile turn right onto Husum Way and at the junction turn left onto Tennyson Way and after a short distance turn left onto Silver Birch Drive and the property will be found on the left hand side as indicated by the agents For Sale board

LOCATION

3 Silver Birch Drive is conveniently situated in this popular family location with excellent road and rail links locally and further afield. There is good access to both private and state schools and it is within the catchment area for Holy Trinity Free School. There is excellent access for shopping in the town centre as well as the railway station with direct trains to Birmingham and London.

INTRODUCTION

3 Silver Birch Drive is a generously proportioned three-bedroom family home which has been much improved and modernised by the current vendors to provide an impeccably presented property situated over two floors comprising, on the ground floor, a reception hall, cloakroom and a particularly generous living room and a modern fitted kitchen diner to the rear accessing a garden room/conservatory, together with three spacious first floor bedrooms and a family bathroom.

The property is complemented by an attractive and low maintenance rear garden being fully enclosed and offering a good degree of privacy and featuring, to the front, a brick paved driveway providing space for a number of vehicles and leading on to a single garage.

The private rear gardens benefit from an artificial lawn for low maintenance with a raised patio to the rear, all well maintained to offer a delightful accompaniment to the home, this enclosed private family space is bordered with wooden panel fencing ideal for outdoor dining and entertaining.

FULL DETAILS

The property provides principal access into the reception hall with a useful storage cupboard and straight flight staircase to the first floor and with access into the ground floor cloakroom offering a matching white suite. The attractive and welcoming living room with large double glazed window to the front aspect is particularly spacious as is the wonderful fitted kitchen diner to the rear. Being fully fitted with a range of base and eye level units and integral eye level double oven with four ring gas hob and extractor hood over. There is a stylish breakfast bar with further storage and space and plumbing for washing machine and dishwasher and plenty of space for a family dining table and chairs.

Glazed sliding doors open into the conservatory which overlooks and accesses the rear garden. Being of part brick construction with glazed windows and door to the garden and a further door to the side and onto the driveway.

Stairs rise from the reception hall to a first floor landing from where doors lead into three well-proportioned bedrooms, two of which positioned to the rear of the property with the beautifully proportioned master bedroom to the front, alongside a family bathroom with a contemporary matching white suite.

OUTSIDE

The property is approached over brick paved driveway to the front and side, providing plenty of off road parking leading to the single garage. The garage (approx 5.82m x 2.47m) with up and over door and with power and light.

The private rear gardens benefit from an artificial lawn for low maintenance with a raised patio to the rear, all well maintained to offer a delightful accompaniment to the home, this enclosed private family space is bordered with wooden panel fencing ideal for outdoor dining and entertaining.

The Accommodation Comprises

Ground Floor

Living Room: 4.76m x 3.53
Dining Kitchen: 4.77m x 3.61m (max)
Conservatory: 4.15m x 2.70m
Cloakroom:

First Floor

Bedroom One: 4.78m x 3.66m
Bedroom Two: 3.48m x 2.12m
Bedroom Three: 3.48m x 2.61
Family Bathroom:

SERVICES

Mains water, electricity, gas and drainage 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.