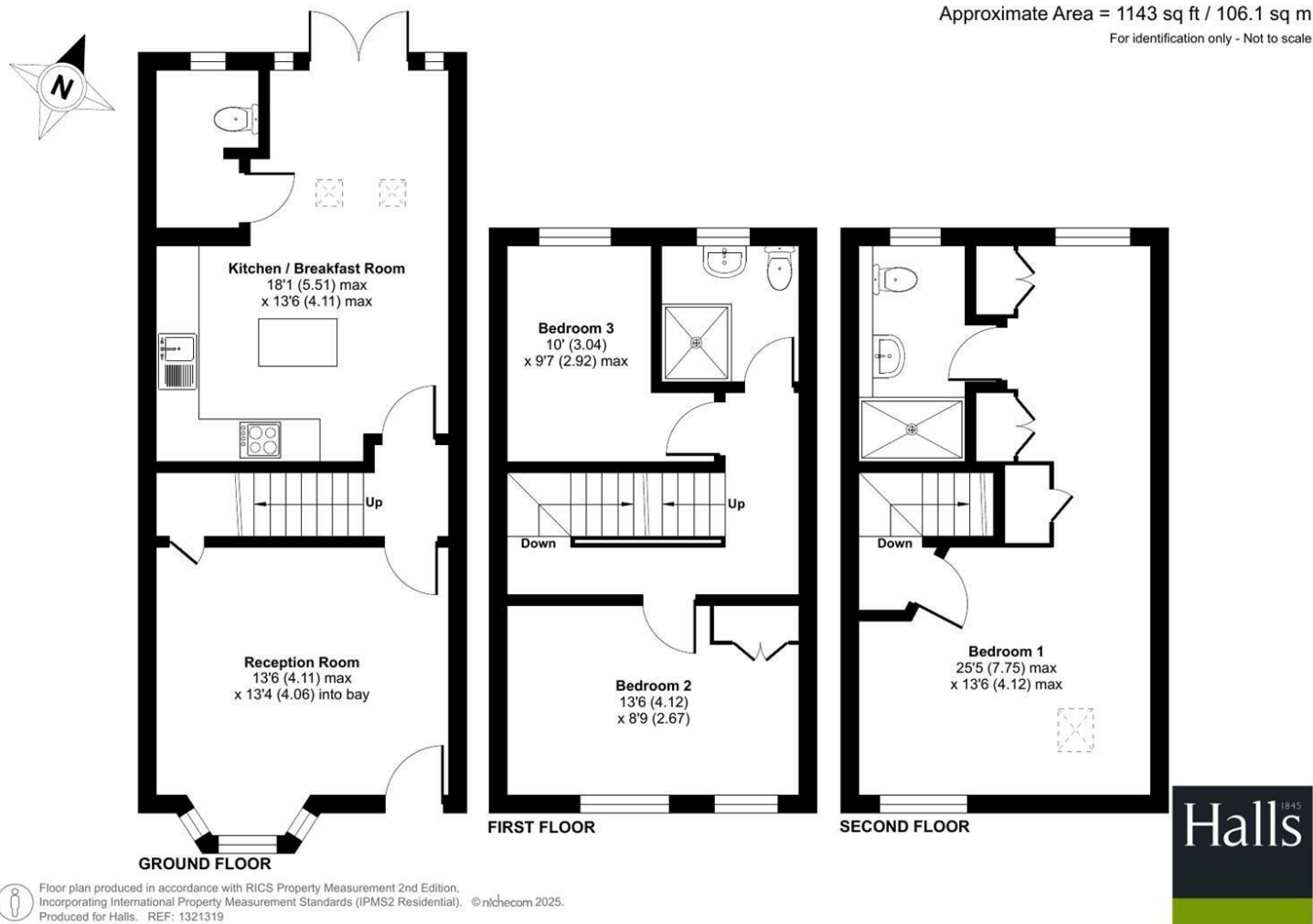


FOR SALE

9 Fen Close, Kidderminster, DY10 2HR



FOR SALE

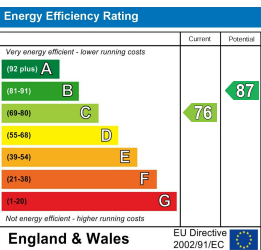
Offers in the region of £269,950

9 Fen Close, Kidderminster, DY10 2HR

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



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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Mileage (all distances approximate)
Kidderminster Railway Station 1 miles Bewdley 6 miles Bromsgrove 10 miles Blakedown 3.6 miles Worcester 15 miles Birmingham 19 miles



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- A Fabulous Family Town House
- Three Bedrooms & Two Bathrooms
- Dressing Room to Master Bedroom
- Generous Living Room
- Modern Kitchen Diner & Cloakroom
- Private Low Maintenance Gardens
- Allocated Parking for Two Vehicles
- Viewing Essential

DIRECTIONS

From Halls Kidderminster Office on Franche Road continue towards Kidderminster town centre. At the roundabout proceed onto the Proud Cross Ring and at the following roundabout take the first exit left. At the traffic lights turn left into Broad Street continuing to the 'T' junction turn right and on approaching the mini roundabout take the first left hand turn over the canal bridge.

At the following 'T' junction turn right and right again onto Fen Close and continue a short distance where there is a left turn into the parking area to the rear of the property and pedestrian access to the front overlooking the canal.

LOCATION

Offering stunning canal-side views with attractive open green space beyond, adjacent to the tow path on the Staffordshire and Worcestershire canal providing excellent footpath access towards the villages of Wolverley and Cookley and Kidderminster town centre, offering easy access to local schools, shops and amenities with excellent access to transport links.

INTRODUCTION

An excellent opportunity to purchase this attractive modern townhouse spread across three storeys. This three bedroom property features a master bedroom suite with dressing area and en-suite shower room and a further family shower room. There is a beautifully presented living room and a modern kitchen diner to the rear opening to a private rear garden. There is gated access to the rear for allocated off-street parking for two vehicles. This is a prime opportunity to move straight into a south easterly facing, beautifully presented property with attractive views.

FULL DETAILS

This spacious mid-terraced family home occupies an enviable canalside position with lovely views to the front over the canal and park beyond.

The property offers spacious accommodation of approximately 1,150sqft and can be entered to the front into the generous living room with bay window with lovey views across the canal and beyond.

An inner hall leads to the rear where there is an attractive fitted kitchen diner with plenty of family space and French doors directly overlooking and accessing the private rear gardens. There is also a useful a fitted cloakroom to the ground floor

To the first floor the landing gives way to two double bedrooms and one of the two shower rooms with a staircase to the second floor landing and into the master bedrooms suite with a generous double bedroom with a large dressing area with fitted wardrobes and an en suite shower room.

Outside the property benefits from a private garden area to the front with seating and views across the canal and park beyond, with a low maintenance paved and fenced garden to the rear with useful garden shed and pedestrian gated access to two parking spaces behind.

An internal inspection is advised to appreciate the space and condition of this attractive home as well as the beautiful position and views to the front aspect over the canal and beyond.

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.

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.