

EDEN MIDCALF
— SALES & LETTINGS —

£246,950
Bruce Road
Kidderminster, DY10 2TY

PROPERTY SUMMARY

Originally built as a three bedroom house, the property was converted some time ago to instead provide two bedrooms and two first floor bathrooms with a single storey extension to the rear providing additional living space to the ground floor. The property also benefits from off road parking to the front and a long rear garden. EPC=D

2



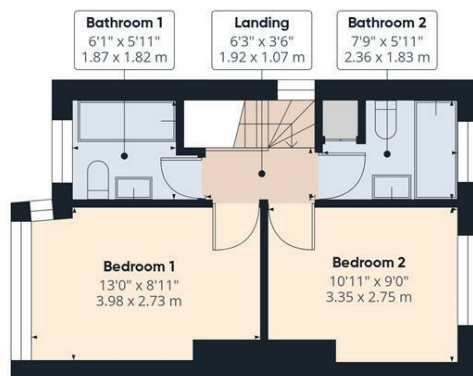
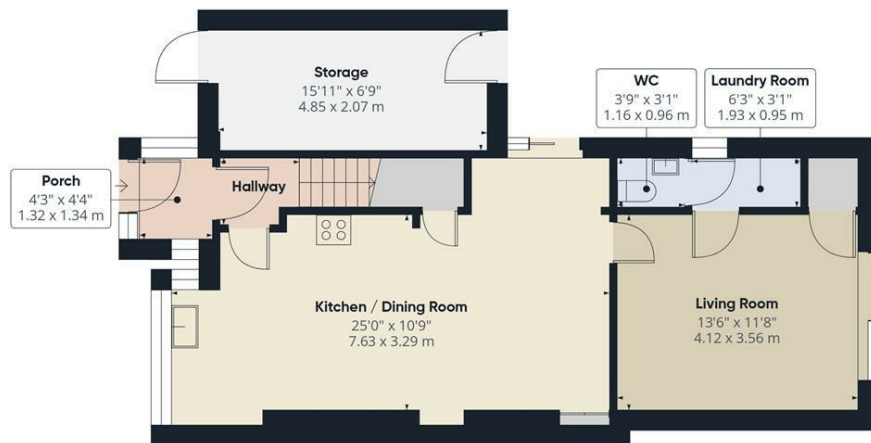
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1







Approximate total area⁽¹⁾
988 ft²
91.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCAL AUTHORITY

Wyre Forest

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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