



14 Greatwiche Way, Kidderminster, DY10 2GB

**BERRIMAN**  
**EATON**



# 14 Greatwich Way, Kidderminster, DY10 2GB

Superb family home in a great location close to town centre, local amenities and on the door step of great canal side walks NO UPWARD CHAIN

## LOCATION

The property lies close to the town centre of Kidderminster which boasts all local amenities along with the newly developed canal side. The recently renovated Kidderminster train station offers direct services to London, Birmingham and Worcester. Kidderminster is a large town in Wyre Forest district and is a short distance away from the busy cities of Worcester and Birmingham and has an excellent network of transport links to the motorway network.

There are many local attractions including the pretty riverside Georgian town of Bewdley, The Severn Valley Railway which runs from the town through Worcestershire and Shropshire countryside to Bridgnorth, Kinver Edge, Habberley Valley, Stourport on Severn with its canal basin and riverside walks and West Midlands Safari Park to name just a few.

The area is served by an excellent range of schools both in the private and public sector and cater for all ages.

## DESCRIPTION

Larger style 4 Bedroom detached family home in a popular location. Situated on a corner plot and boasting well proportioned accommodation. Not only does the property have a large dining kitchen it also benefits from two reception rooms and a separate study. The 4 bedrooms, three of which are doubles and the ensuite and family bathroom make up the first floor accommodation.

## ACCOMMODATION

Reception Hall with stairs to first floor

Guest Cloakroom Window to front elevation, pedestal wash hand basin, low level WC and central heating radiator.

Dining Room Walk in bay window to front and central heating radiator.

Study Window to side elevation and central heating radiator.

Lounge Bay window to side elevation useful storage cupboard.

Contemporary Modern fitted Dining Kitchen Window to rear elevation, French doors to the rear garden, range of matching wall and base units, contrasting work surfaces, stainless steel chimney extractor, hob, and oven, Integrated fridge freezer, one-and-a-half single bowl sink with mixer tap, space for dishwasher.

Utility Room Window to front elevation, two appliance, spaces stainless steel sink and door to garden.

## FIRST FLOOR ACCOMMODATION

Landing Window to the side elevation door to airing cupboard.

Master Bedroom Having two windows to rear elevation,

En Suite Fully enclosed shower, pedestal wash hand basin, low level WC and chrome heated towel radiator.

Bedroom Two and Bedroom Three are both good size double bedrooms.

Bedroom Four – Large single bedroom

Family Bathroom Window to front elevation, panel bath with mixer shower tap, pedestal wash hand basin, low level flush WC and chrome heated towel radiator.

## OUTSIDE

Rear Garden Patio ideal for entertaining, lawn and mature planting, fully enclosed with gated side access to the driveway having parking for two vehicles and single detached garage.

Detached Single Garage

## SERVICES

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND E – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows all 4 of the main provider cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

<https://w3w.co/scars.foam.rate>

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Price Guide

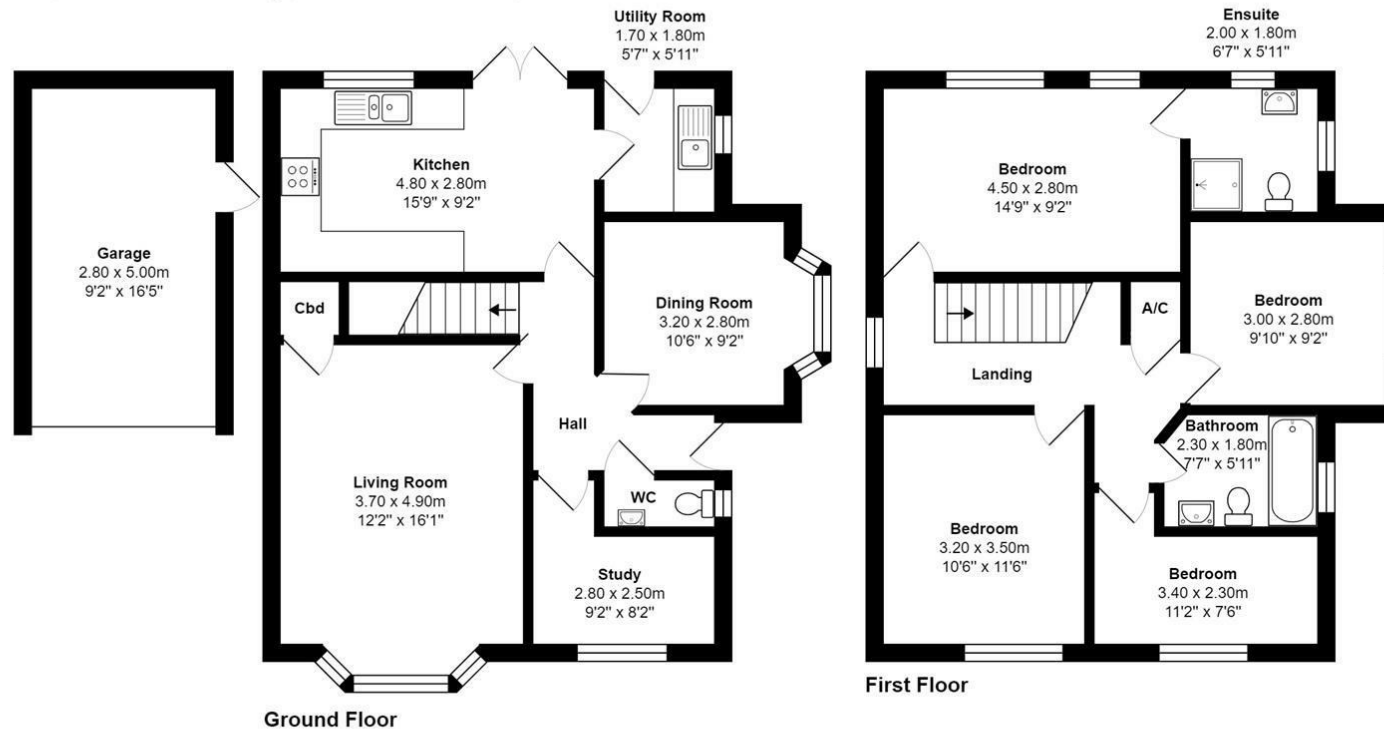
£330,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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**Total Approx Area: 116.0 m<sup>2</sup> ... 1248 ft<sup>2</sup> (excluding garage)**  
 All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 The services, systems and appliances shown have not been tested and no guarantee  
 as to the operability or efficiency can be given.



