



26 Rainsford Crescent, Kidderminster, DY10 2GF

BERRIMAN  
EATON



# 26 Rainsford Crescent, Kidderminster, DY10 2GF

Beautifully presented family home with an outstanding refitted high quality kitchen, granite worktops, island unit and integrated appliances' The remaining accommodation does not disappoint early viewing is essential.

## 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

Situated in a convenient and popular location this modern three bedroom family home has been updated to a high standard by the current owners.

## ACCOMMODATION

Entrance Hall

Cloakroom with low flush WC, wash hand basin.

Refitted Kitchen diner with a range of base and wall units including an island and granite worktops. Integrated dishwasher, washing machine, double oven hob and extractor and microwave are included, There is also space for an American style fridge freezer. There is ample space for family dining or entertaining.

Sitting Room with French doors to the garden media wall with contemporary log effect fire.

## Bedroom 1

Double bedroom with built in storage and refitted contemporary ensuite with a walk in shower, vanity unit with wash hand basin and low flush WC.

## Bedroom 2

Double bedroom with built in storage

## Bedroom 3

Single

Family Bathroom

## OUTSIDE

Drive with parking for two cars

Garden to both front and rear

Rear garden having artificial lawn good size patio ideal for alfresco dining and entertaining.

Garden Room/Home Office a very useful space having power and light.

## SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcestershire Office.

The property is FREEHOLD.

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

Mobile – Ofcom checker shows all 4 main providers 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/damage.times.bike>

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Price Guide

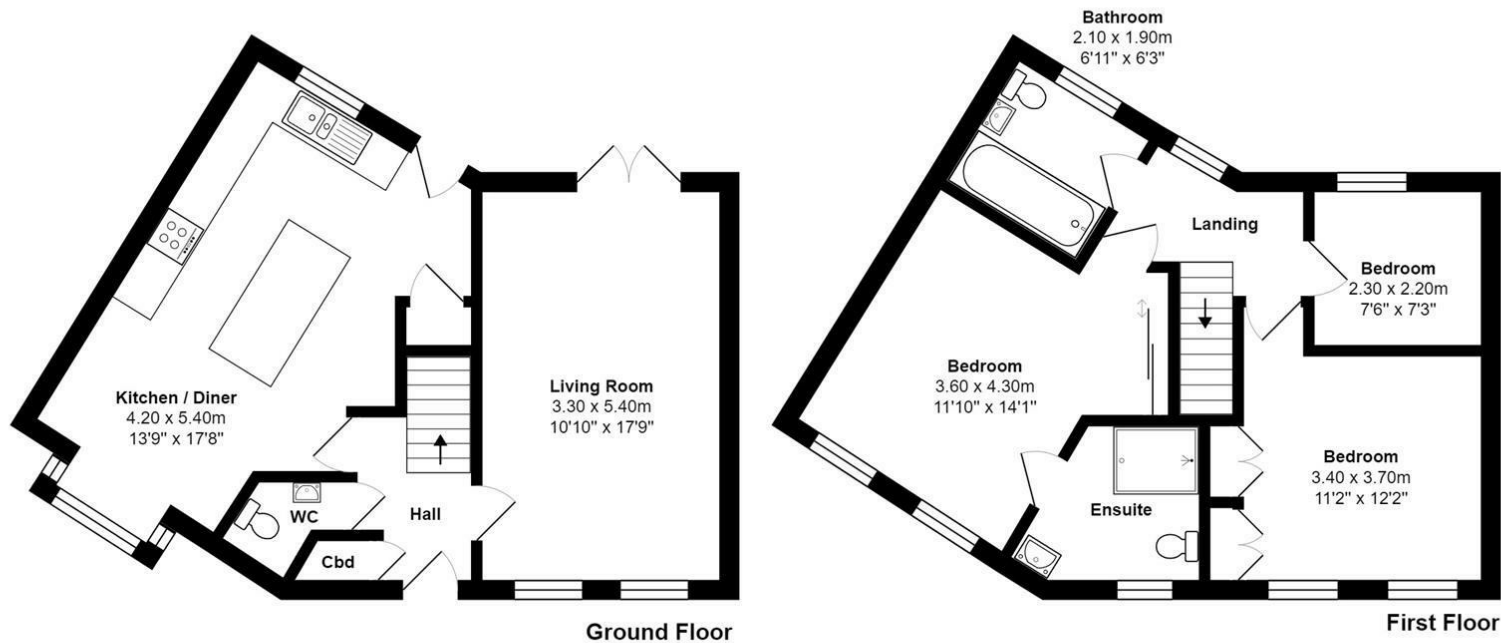
£249,900

EPC: C

**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: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>**

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.



