



106 Linnet Rise, Kidderminster, DY10 4TU

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NO UPWARD CHAIN Detached family home in a popular location with versatile accommodation and good size gardens.

LOCATION

Situated on the popular Spennells Valley Estate with good local amenities. The property is within easy reach of local commuter routes to Worcester, Birmingham and beyond. Railway station can be found in Kidderminster together with a wealth of shops, supermarkets, pubs and eateries.

Kidderminster is served by popular schools in both the private and public sector.

DESCRIPTION

Detached family home in a popular location with versatile accommodation the property would benefit from some updating and is being sold with no onward chain.

ACCOMMODATION

Entrance Hall

Cloakroom with WC and wash hand basin

Utility/storage former garage with plumbing for washing machine

Bedroom 4/2nd reception room with French doors to the garden

Double doors from the hall lead into Lounge feature fireplace window to the front elevation and double doors to

Open plan kitchen dining room with a range of base and wall units oven hob and extractor. French doors to the rear garden and useful storage cupboard

First floor there are two double and one single bedroom together with the family bathroom with a shower over the bath WC and wash hand basin.

OUTSIDE

Driveway leading to store, lawn and mature borders.

Fully enclosed rear garden, gravelled patio with ample room for alfresco dining and entertaining family and friends, lawn and mature borders.

SERVICES

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

COUNCIL TAX BAND C – Wyre Forrest

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 3 of the 4 main providers are likely to 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/dimes.folds.award>

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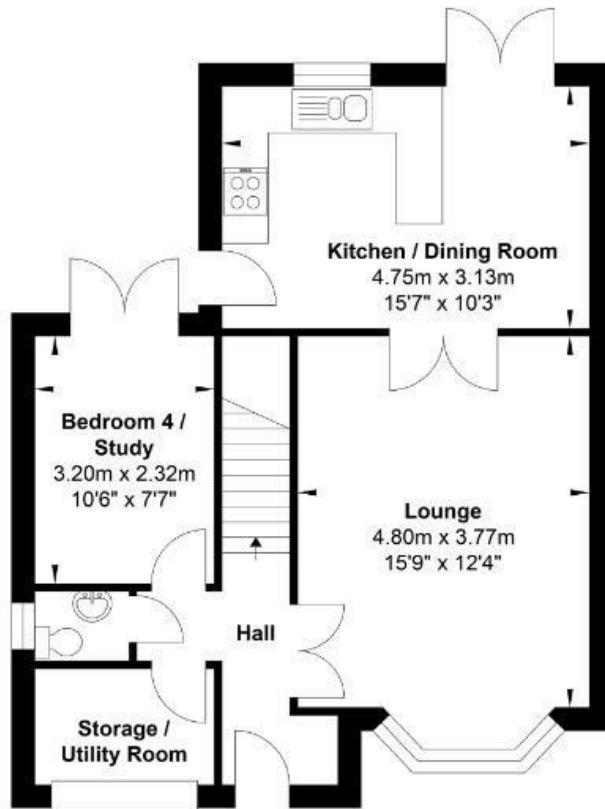
www.berrimaneaton.co.uk

Price Guide

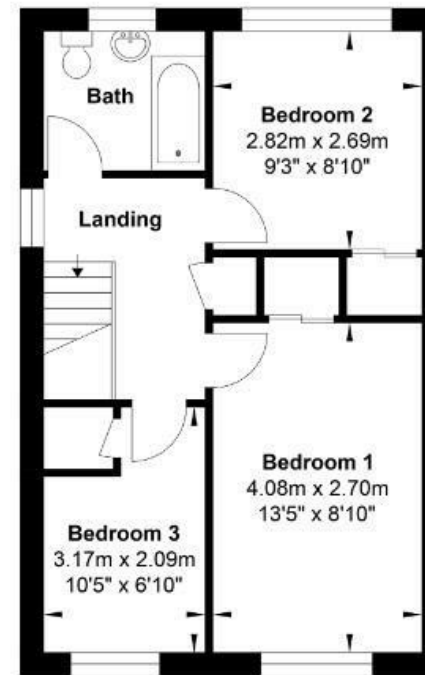
£240,000

EPC: D

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.



Ground Floor



First Floor

Gross Internal Floor Area : 95.70 m2 ... 1030 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

