



3 Gardeners Close, Kidderminster, DY11 5DW

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Beautifully presented three bedroom semi detached family home in a popular cul-de-sac location. The contemporary open plan dining kitchen really does give this property the wow factor.

### LOCATION

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. St. Catherine's Primary School is a short walk away.

### DESCRIPTION

Presented to a high standard this semi detached family home is in a popular cul-de-sac location with St. Catherines Primary School a short distance away.

### ACCOMMODATION

Reception Porch

Sitting Room with feature fireplace, gas fire with timber surround, window to the front elevation and door to

Kitchen Dining Family Space contemporary kitchen with contrasting island and worktops having a range of integrated appliances including double oven, gas hob, microwave, washing machine and dishwasher. Ceramic floor tiles, downlights and patio door to the garden. Ample room for entertaining and relaxing with family and friends.

Stairs to the first floor landing with airing cupboard and loft access, Three well proportioned bedrooms, family bathroom this WC wash hand basin and bath with Shower over.

### OUTSIDE

The property benefits from mature gardens to both the front and rear with mature planting lawns and patio.  
Driveway and carport.

### 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 Worcester Office.

The property is FREEHOLD.

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

Mobile – Ofcom checker shows four of the main provider have limited coverage indoor with likely coverage outdoor cover the area

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

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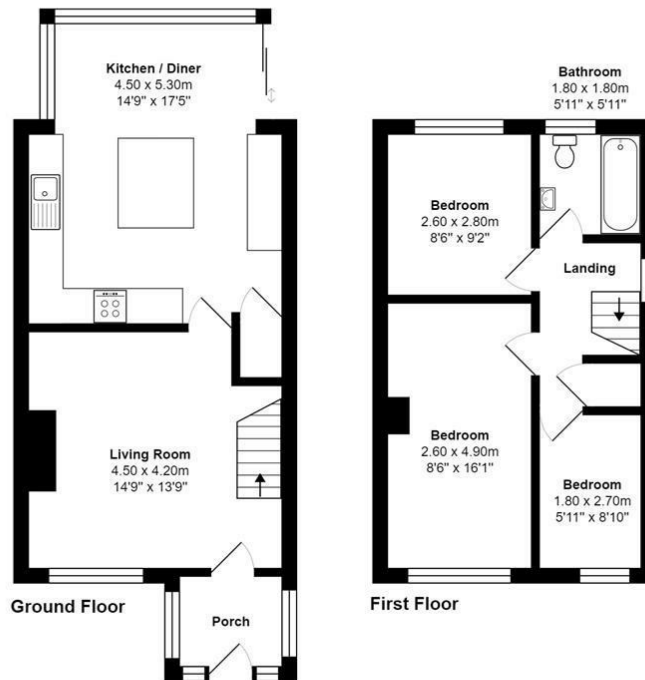
Offers In Excess Of  
£240,000

EPC:

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Total Approx Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding porch)

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.

