



Fen Close, Kidderminster, DY10 2 HR

£280,000

Allan Morris
estate agents

Fen Close, Kidderminster, DY10 2 HR

This freehold mid-terraced family home occupies an enviable canalside position with lovely views over the canal and park to the front.

The house offers spacious accommodation of approximately 1,150sqft: lounge; inner hall; fitted kitchen & dining room; fitted cloakroom; first floor landing two bedrooms; family shower room; second floor landing; double bedroom with a large dressing area and en suite shower room.

In addition, the property benefits from a small garden to the front with views over the canal and park, low maintenance garden to the rear, two parking spaces in the courtyard to the rear, PVC double glazing and gas-fired central heating.





DISCLAIMER

- Allan Morris & Peace Limited rely on information provided by the seller and have not checked any legal documentation. Any points of interest or concern should be verified by your legal representative.
- Allan Morris & Peace have not tested any fixture or fitting and can not confirm their working condition.
- All measurements are approximate and may include recesses, suites cupboards and wardrobes.

KEY POINTS

- Gas-fired central heating with Baxi combination boiler installed in April 2021.
- PVC double glazing.
- Freehold tenure.
- Floor area of 1,150sqft.
- Low maintenance rear garden.
- Courtyard parking to rear.
- Views over canal and park to front.
- Energy Performance Certificate, band C.
- Council Tax Band D (Wyre Forest District Council).





INCLUSIONS

- Carpets and floor coverings, as fitted.
- Blinds and window dressings, as fitted.
- Feature fireplace and electric fire in lounge.
- Electric oven and four ring gas hob in kitchen.

LOUNGE

4.11m x 3.51m < 4.04m (13'6" x 11'6" < 13'3")

INNER HALL

1.40m x 1.09m (4'7" x 3'7")

FITTED KITCHEN & DINING ROOM

4.11m x 3.05m & 2.51m < 2.82m x 2.61m
(13'6" x 10'0" & 8'3" < 9'3" x 8'7")

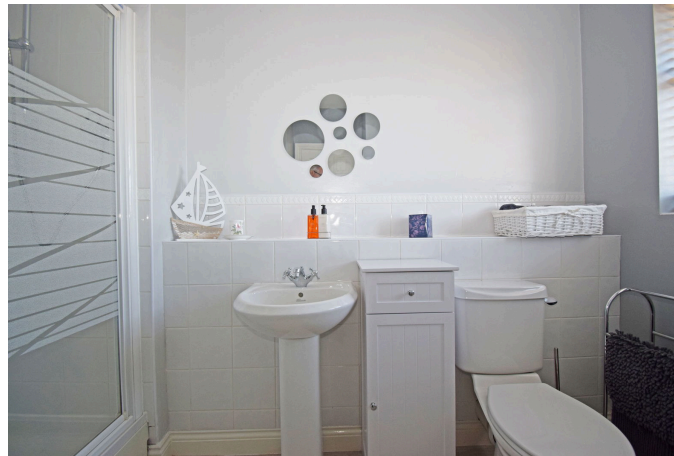
FITTED CLOAKROOM

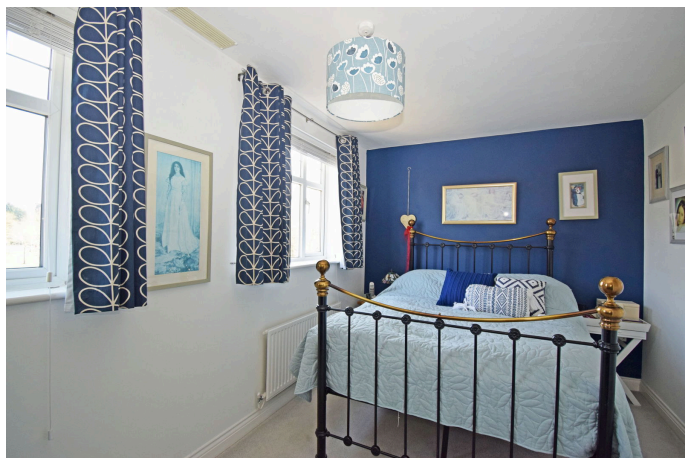
2.31m x 1.17m < 1.47m (7'7" x 3'10" < 4'10")

FIRST FLOOR LANDING

BEDROOM TWO

4.11m x 2.67m (13'6" x 8'9")



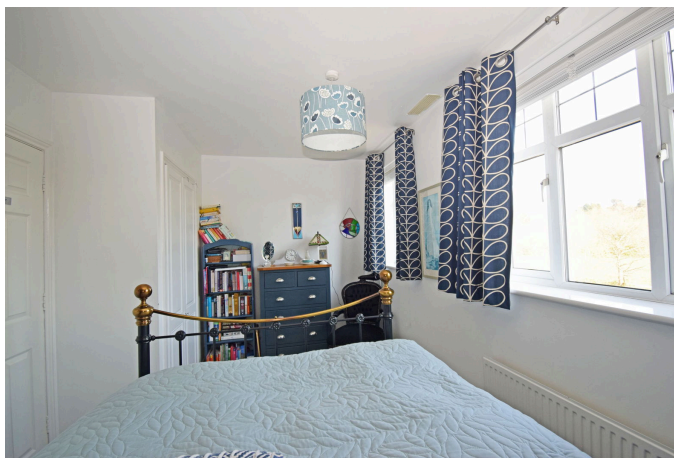


BEDROOM THREE

3.05m x 2.01m < 2.92m (10'0" x 6'7" < 9'7")

FAMILY SHOWER ROOM

1.98m x 1.93m (6'6" x 6'4")



SECOND FLOOR LANDING

BEDROOM ONE

4.11m x 3.58m (13'6" x 11'9")

DRESSING AREA

4.19m x 1.4m < 2.51m (13'9" x 4'7" < 8'3")

Built-in cupboard housing the 'Baxi' gas-fired combination boiler.

EN SUITE SHOWER ROOM

3.05m x 1.5m < 1.93m (10'0" x 4'11" < 6'4")



GARDENS

To the front, there is a small two tier garden with lovely views over the canal and park beyond. To the rear, there is a private rear garden, landscaped for ease of maintenance.

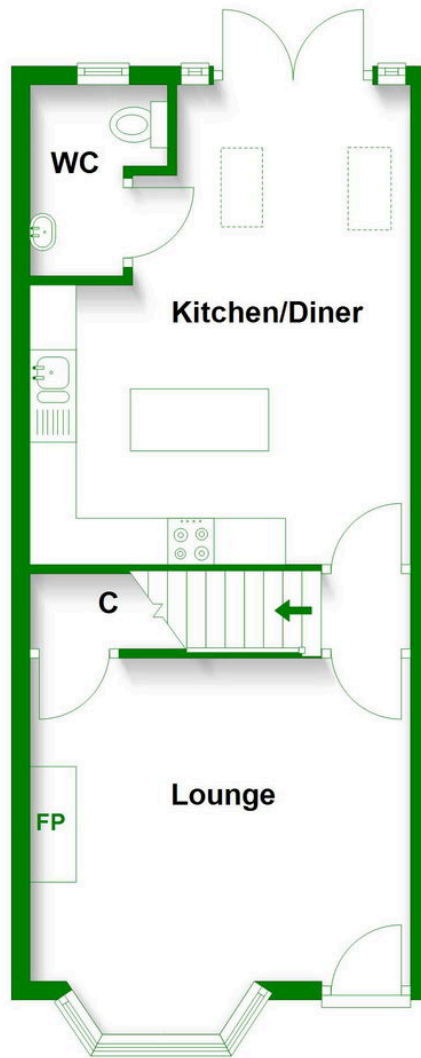
PARKING

From the rear garden, a gate provides access to the courtyard where the property benefits from parking spaces for two cars.

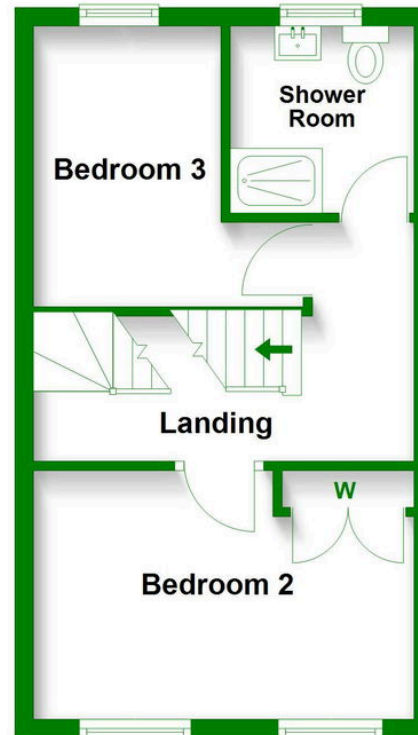
DIRECTIONS

From Kidderminster town centre, Green Street (by Morrisons) proceed to the A451 Worcester Cross Ringway and take the first exit continuing along the A451. At the next island, proceed straight on into A456 St Marys Ringway and at the next island take the third exit into Churchfields. Turn right at the end of the road, then first left into Broad Street. At end of road turn right into Stoney Lane, then left at the island into Stourvale Drive. End of Road turn right into Ox Bow Way, then first right into Fen Close, where the property will be found at the head of the cul-de-sac.

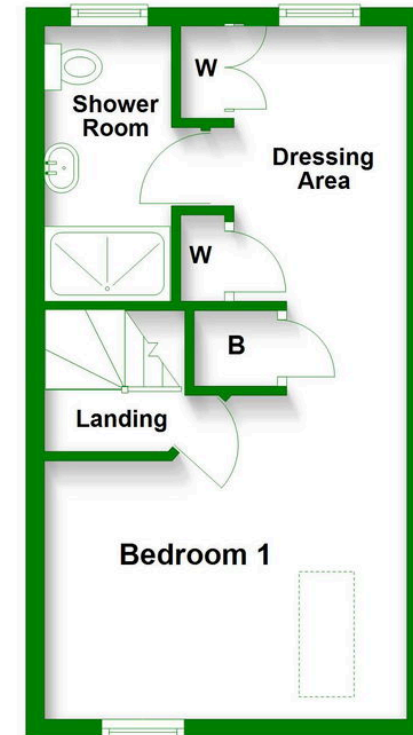
Ground Floor



First Floor



Second Floor



Not to scale.
For general guidance purposes only
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