



Grove.

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39 Husum Way, Kidderminster DY10 3QJ

Guide Price £310,000



## 39 Husum Way

Nestled in the charming area of Husum Way, Kidderminster, this delightful house presents an excellent opportunity for families and commuters alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

Situated conveniently near Kidderminster Town, residents will benefit from a vibrant local community with a variety of shops, cafes, and amenities just a stone's throw away. Families will appreciate the excellent local schools, ensuring that educational needs are well catered for. For those who travel for work, the nearby Kidderminster train station provides easy access to surrounding areas, making commuting a breeze.

Nature enthusiasts will find themselves in an ideal location, as Hurcott Woods and the picturesque local countryside are right on the doorstep. This proximity to green spaces offers a wonderful opportunity for outdoor activities, whether it be leisurely walks, cycling, or simply enjoying the beauty of nature.

In summary, this three-bedroom detached house on Husum Way is a perfect blend of comfort, convenience, and natural beauty, making it an ideal choice for anyone looking to settle in the vibrant town of Kidderminster.









### Approach

Approached via block paved driveway with space for two cars and covered car port with door through to entry hall.

### Entry

With obscured double glazing window to side, central heating radiator, stairs to first floor and door through into living room. This space is open plan through into the kitchen diner.

### Living Room 19'0" x 10'5" (5.8 x 3.2)

With two double glazing windows to front and two central heating radiators.

### Kitchen Diner 16'0" max 7'10" min x 23'3" max 3'11" min (4.9 max 2.4 min x 7.1 max 1.2 min)

With double glazing sky lantern, bifolds to rear, central heating radiator and wood effect flooring. Featuring a variety of fitted wall and base units with quartz worksurface over and matching island with stainless steel sink and drainage. There are various integrated appliances to include dishwasher, oven and grill and five ring Siemens induction hob with extractor fan over. There is space for a large fridge freezer and further space for dining table and chairs. Doors lead to:

### W.C. 4'11" x 5'10" (1.5 x 1.8)

With obscured double glazing window to rear, central heating radiator and wood effect flooring, pedestal sink and w.c.

### Utility 8'2" x 15'5" (2.5 x 4.7)

With door to front and further door to rear, fitted base units with stainless steel sink and space and plumbing for white goods. The housing boiler is also located here.

### First Floor Landing

With access to loft via hatch, door to airing cupboard and doors leading to:

### Bedroom One 10'2" max 5'6" min x 13'9" max 10'9" min (3.1 max 1.7 min x 4.2 max 3.3 min)

With double glazing window to front and central heating radiator.

### Bedroom Two 10'5" max 3'3" min x 12'5" max 9'6" min (3.2 max 1.0 min x 3.8 max 2.9 min)

With double glazing window to rear, central heating radiator and fitted wardrobes with matching drawers in alcove.









Bedroom Three 8'2" x 7'10" (2.5 x 2.4)

With double glazing window to front and central heating radiator.

Bathroom 7'10" x 6'6" (2.4 x 2.0)

With obscured double glazing window to rear, chrome heated towel radiator and tiling to half walls. Fitted vanity sink with storage, w.c., bath with hand held shower and fitted shower cubicle with hand held and drench head over.

Garden

With decked seating area, Astro turf lawn and planter beds with sleepers. There are various mature trees and established borders with fence panels.

Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax

Tax band is C.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that

you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



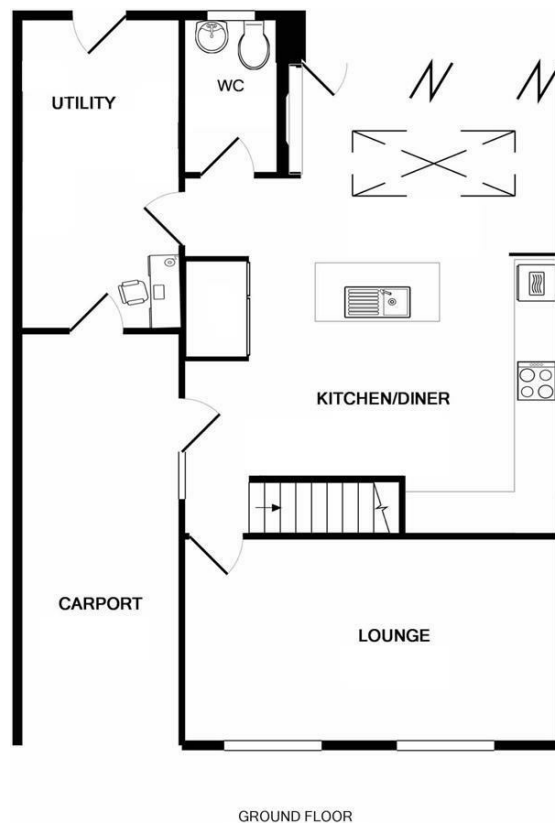
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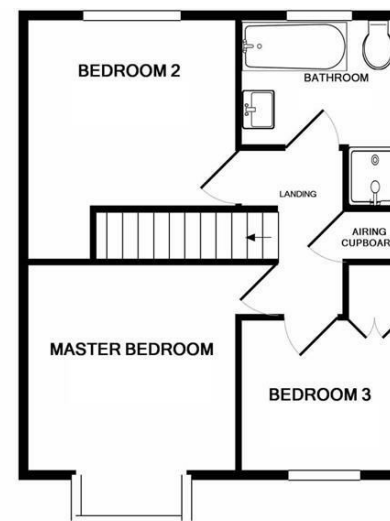








GROUND FLOOR



1ST FLOOR

HUSUM WAY, KIDDERMINSTER, DY10 3QJ

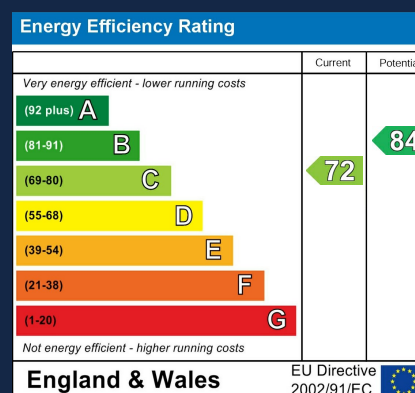
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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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Hagley  
129 Worcester Road  
Hagley  
DY9 9NN

T: 01562 270 270

E: [hagley@grovepropertiesgroup.co.uk](mailto:hagley@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)