



Connells

Clarence Street
Kidderminster

Clarence Street Kidderminster DY10 1RS

for sale
£170,000



Property Description

Spacious end-terraced property situated in an ideal location for public transport links including Kidderminster Train Station, local amenities, schools including Holy Trinity and St Ambrose Catholic Primary, Kidderminster Town Centre and commuting routes including the A451, A456, A448, A449.

This property comprises a lounge, dining room, kitchen and bathroom to the ground floor, two bedrooms to the first floor and a spacious attic room on the second floor. Gas central heating and double glazing throughout.

Externally, Clarence Street offers an enclosed garden to the rear.

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Door into the lounge offering fitted carpet, fireplace with surround, ceiling light point and a panelled radiator. Double glazed bay window to the front. Door through to:-

Inner Hall

Situated between the lounge and dining room with a ceiling light point and staircase up to the first floor.

Dining Room

12' 2" x 11' 7" (3.71m x 3.53m)

Additional living space having fitted carpet, gas fireplace, ceiling light point and a panelled radiator. Door leading down to the cellar and a double glazed window to the rear.

Kitchen

13' 2" x 6' 11" (4.01m x 2.11m)

Fitted kitchen offering a range of wall and base units and work surfaces. Stainless steel sink and drainer unit, space for gas cooker and free standing fridge freezer and plumbing and space for a washing machine. Tile flooring, partially tiled walls, ceiling light point and a double glazed window and door to the side.

Bathroom (Ground Floor)

Suite comprising a wash hand basin, WC and walk-in shower cubicle with glass sliding doors. Tiled flooring, partially tiled walls, storage cupboard housing the boiler and a ceiling light point. Two double glazed frosted windows to the side.

First Floor Landing

Staircase up from the inner hall onto the first floor landing having fitted carpet, staircase up to the second floor, ceiling light point and doors off to bedrooms two and three.

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

Spacious bedroom having a storage cupboard, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the front.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m)

Having fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the rear.

Bedroom One (Second Floor)

17' 7" x 11' 7" (5.36m x 3.53m)

Spacious attic bedroom having fitted carpet and a double glazed window to the rear.

Outside

Front Elevation

Small walled and gated area to the front with a step up to the front door and side access to the rear garden.

Rear Garden

Enclosed garden being mainly laid patio, with bedding areas surrounding and a large summerhouse at the top.

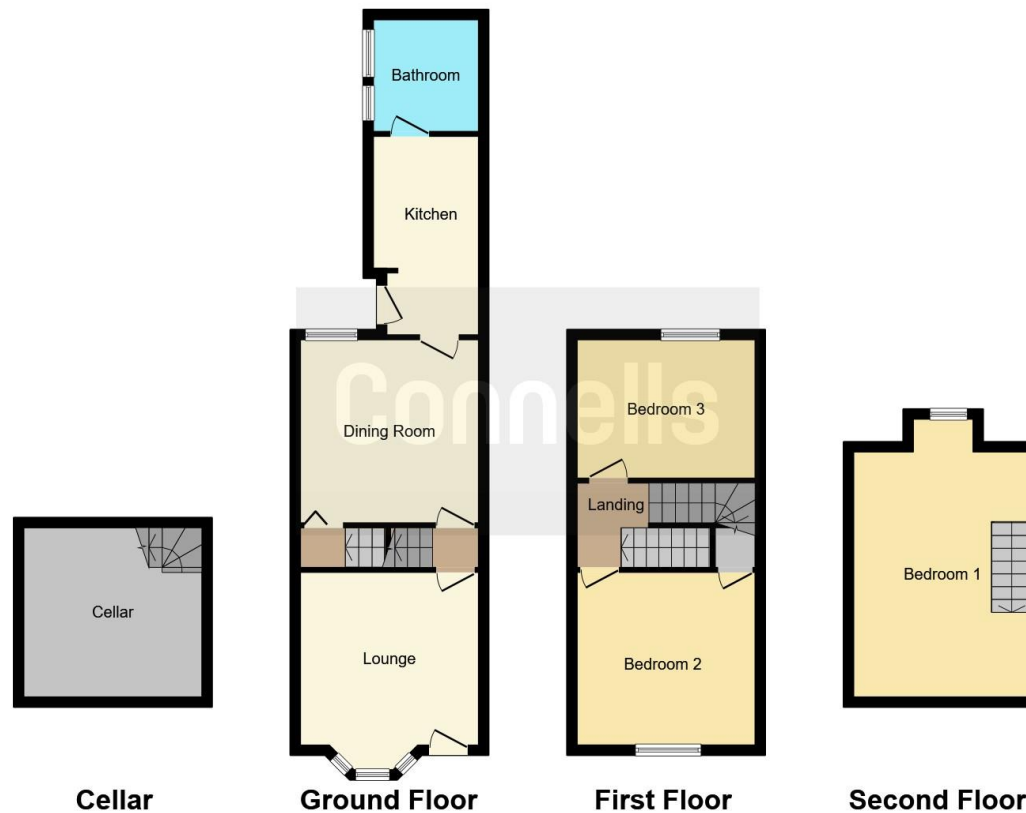
Agent Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
 KIDDERMINSTER DY10 1ED

EPC Rating: E

Tenure: Freehold

view this property online [connells.co.uk/Property/KMR309889](https://www.connells.co.uk/Property/KMR309889)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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