



Connells

Booton Court
Kidderminster



Property Description

Booton Court is a charming residential area known for its tranquility and family-friendly atmosphere. Nestled within this delightful location, you will find a well-maintained 2-bedroom link detached house in need of modernisation, but offers a comfortable and convenient lifestyle.

Upon approaching the property, you will be greeted by a neatly paved driveway to the side providing off-road parking and easy access to the garage. The exterior of the house offers a presentable design with access to the front door.

Stepping inside, the ground floor reveals a spacious and inviting lounge area at the front of the house. Towards the rear, you will discover a spacious kitchen perfectly laid out to create a culinary haven with essential appliance space and ample counter space.

Heading upstairs, the first floor accommodates two well-appointed bedrooms, both offering comfortable living spaces. The nearby bathroom is equipped with essential fixtures and is ready to be created into a serene environment to unwind in at the end of the day.

The rear garden of this property has the potential to become a serene outdoor haven, having the best of both worlds with a patio area for outdoor living and dining transitioning into a lawn area for leisure and recreation. This garden is bordered by a secure enclosure, providing peace of mind for

families with children or pets.

Booton Court's peaceful surroundings and family-orientated atmosphere make it an ideal place to call home.

Agent Notes

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Front Elevation

Neatly presented driveway to the side providing off-road parking and easy access to the garage. A neatly presented area leading to the front door.

Lounge

19' 7" x 11' 8" (5.97m x 3.56m)

Spacious and inviting living space to the front of the property offering fitted carpet, a ceiling light point, two panelled radiators, a fire surround and hearth, understair storage cupboard, staircase to the first floor and a double glazed window to the front.

Kitchen

11' 7" x 7' 5" (3.53m x 2.26m)

Spacious kitchen in need of modernisation. Providing ample counter and appliance space, making it the perfect room to create a culinary haven! Wall and base units and work surfaces, integrated oven and hob, inset sink and drainer unit and under counter space of plumbing. Double glazed window and door to the rear leading out to the garden.

First Floor Landing

Staircase up from the lounge onto the first floor landing having a ceiling light point, storage cupboard, left access and doors off to bedrooms and bathroom.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)

Spacious double bedroom boasting fitted wardrobes, carpet, ceiling light point and a panelled radiator. Double glazed window to the front creating a bright and comfortable space.

Bedroom Two

11' 7" x 7' 6" (3.53m x 2.29m)

Second double bedroom offering fitted carpet, a ceiling light point and a panelled radiator. Double glazed window to the rear.

Bathroom

Family bathroom in need of modernisation with the potential to become a tranquil room perfect to unwind in at the end of the day! Wash hand basin, WC and panelled bath with shower over. Ceiling light point and a double glazed frosted window.

Outside

Rear Garden

Out from the kitchen into a privately enclosed garden boasting a patio area perfect for outdoor living and dining which transitions into a lawn beyond, ideal for recreation and leisure.

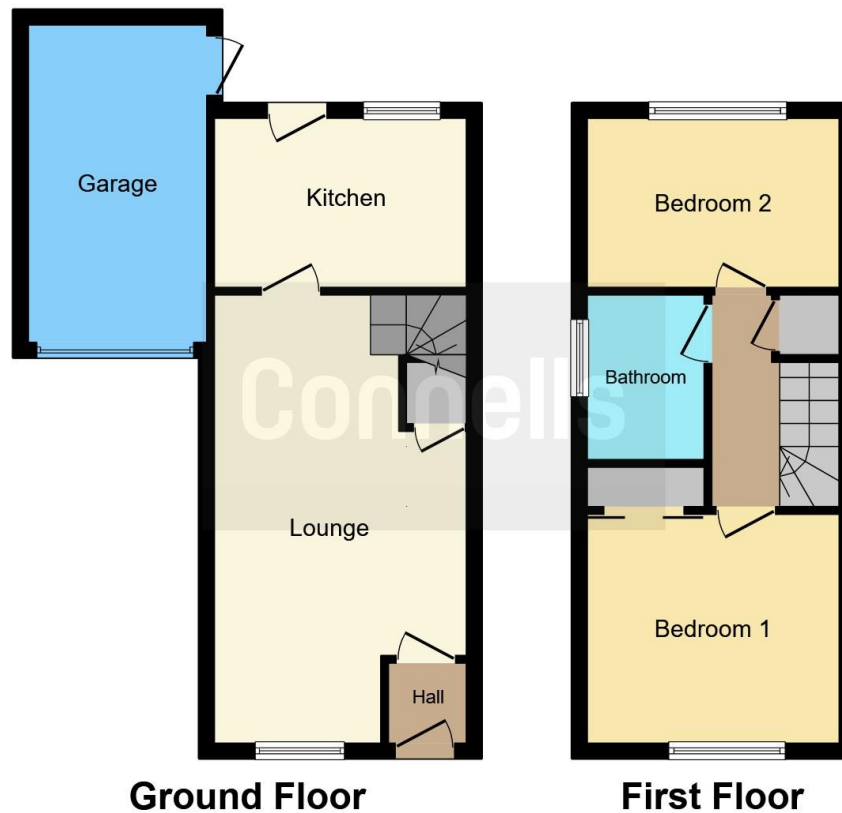
Garage

Offering secure parking or additional storage space.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/KMR310190



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KMR310190 - 0006