



Ray Mercer Way
Kidderminster



Property Description

Situated in a fantastic location, with Kidderminster Train Station and Town Centre within walking distance and commuting routes including the A451, A448 and A449 near-by. A well presented and spacious two bedroom first floor flat benefiting from being centrally heated and double glazed. Comprising lounge/kitchenette, master bedroom with en suite, 2nd bedroom and family bathroom. Benefitting from allocated parking.

Entrance Hall

Entrance door, radiator, two storage cupboards and telephone point.

Lounge / Kitchen

24' 1" x 10' 5" (7.34m x 3.17m)

Fitted kitchen with wall and base units, stainless steel sink drainer, integrated electric oven and gas hob with cooker hood above, plumbing for washing machine, part tiling to wall, lino tile effect flooring and central heating boiler. Double glazed window to the front.

Lounge area with fitted carpet, ceiling light point, television aerial point, panelled radiator and a double glazed door opening to a Juliet style balcony.

Bedroom One

16' x 9' (4.88m x 2.74m)

Fitted carpet, built in wardrobe, radiator, ceiling light point and television aerial point. Double glazed window to the rear.

En-Suite

Suite comprising low flush WC, wash hand basin, shower cubicle, radiator, shaver point, partially tiled walls, vinyl flooring and ceiling spotlights.

Bedroom Two

16' 2" x 7' 2" (4.93m x 2.18m)

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

White suite comprising a wash hand basin, low flush WC and panelled bath. Partially tiled walls, vinyl flooring, ceiling spotlights and a panelled radiator.

Communal Areas

The property has a communal staircase, hallway and allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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