



353

Connells

Hurcott Road
Kidderminster



Property Description

Deceptively spacious family home, located ideally for commuting, with routes including the A449 and A456 near-by. Local schooling including St Georges Primary School and Holy Trinity both less than 1 mile away. Public transport links run past the property, with a bus stop just a few houses down making surrounding areas easily accessible. Baxter Gardens Park can be found just a stone's throw away, providing a scenic area for walks and leisure. Stepping inside, a welcoming hallway branches off to the ground floor accommodation, including a cosy lounge, spacious kitchen/diner, utility room and ground floor WC. To the first floor, you will find two double bedrooms and a shower room, while the second floor houses a double bedroom and en-suite. Externally, Hurcott Road benefits from an enclosed rear garden.

Front Elevation

Low brick wall boundary with a pathway leading to a small gate. Door to the side leads into the property and gated access into the rear garden.

Entrance Hall

Door from the side into the hallway with fitted carpet, built-in storage, ceiling light point and stairs up to the first floor. Doors off to lounge and kitchen.

Cellar

12' 1" x 11' 5" (3.68m x 3.48m)

Additional storage space offering power and lighting. Accessed via a door in the entrance hall.

Lounge

11' 9" x 11' 3" (3.58m x 3.43m)

Cosy living space offering a feature fireplace and surround, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the front.

Kitchen

11' 8" x 11' 5" (3.56m x 3.48m)

Spacious fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob with extractor fan above and under-counter space for a fridge. Vinyl flooring, ceiling light point, partially tiled walls and space for a table and chairs. Double glazed window to the rear.

Utility Room

10' 9" x 6' (3.28m x 1.83m)

Great additional kitchen space boasting space and plumbing for a washing machine, dishwasher and fridge freezer. Wall-mounted central heating boiler, vinyl flooring, ceiling light point, panelled radiator and a double glazed window and door to the side.

Ground Floor Wc

Comprising a wash hand basin and WC. Vinyl flooring, ceiling light point and a double glazed frosted window to the side.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet and ceiling light point. Stairs up to the second floor.

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

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

Bedroom Three

11' 9" x 11' 3" (3.58m x 3.43m)

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

Shower Room

White suite comprising a wash hand basin, WC and walk-in shower cubicle with glass door. Hard flooring, tiled walls, ceiling light point and a chrome heated towel rail. Double glazed frosted window to the side.

Second Floor

Bedroom One

11' 4" x 8' 2" (3.45m x 2.49m)

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

En-Suite

White suite comprising a wash hand basin with storage beneath, WC, panelled bath and

separate walk-in shower cubicle with glass door. Hard flooring, tiled walls, chrome heated towel rail and a ceiling light point.

Outside

Rear Garden

Boasting patio areas and neatly laid lawn with an enclosed fence boundary.









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