



Connells

Holmcroft Road  
Kidderminster



## Property Description

Deceptively spacious family home situated perfectly, with local schooling including King Charles I School & Sixth Form, Comberton Primary School, King Charles 1st School and Offmore Primary School within close proximity. Commuting routes including the A448, A449 and A456 and public transport links including Kidderminster Train Station less than 1 mile away.

On approach, a neatly presented driveway provides off-road parking, garage access and entry to the property. Stepping inside, a spacious hallway branches off to the ground floor accommodation including a ground floor WC, lounge, dining room, kitchen, conservatory and bathroom. To the first floor, you will find three double bedrooms with built-in storage. Double glazing and gas central heating throughout.

Externally, Holmcroft Road benefits from an enclosed rear garden with a wooden built shed and garage access.

## Front Elevation

Neatly presented block paved driveway providing off-road parking and garage access. Small tiered garden area to the front.

## Entrance Hall

Spacious hallway offering fitted carpet, built-in storage, ceiling light point and panelled radiator.

## Ground Floor Wc

Comprising a wash hand basin, tiled flooring and ceiling light point.

## Lounge

15' 8" x 10' 10" ( 4.78m x 3.30m )

Spacious living area boasting a feature electric fireplace with surround, fitted carpet, panelled radiator, ceiling and wall lighting and a television aerial point. Double glazed bay window to the front.

## Dining Room

9' 1" x 9' 1" ( 2.77m x 2.77m )

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

## Kitchen

10' 10" x 9' ( 3.30m x 2.74m )

Fitted kitchen with wall and base units and work surface space. Inset sink and drainer unit, cooker space with fitted extractor fan above, plumbing for a dishwasher and space for a freestanding fridge freezer. Vinyl flooring, partially tiled walls, ceiling light point and a panelled radiator. Double glazed window to the rear and a door leading into the conservatory.

## Conservatory

8' 8" x 5' 10" ( 2.64m x 1.78m )

Having tiled flooring and double glazed windows surrounding. Double glazed door to the rear into the garden.

## Bathroom ( Ground Floor )

White suite comprising a wash hand basin, WC and panelled bath with shower over and a fitted glass screen. Tiled walls, vinyl flooring, chrome heated towel rail and a ceiling light point. Double glazed frosted window to the rear.

## First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, built-in storage and a ceiling light point.

## Bedroom One

12' 2" x 8' 10" max ( 3.71m x 2.69m max )

Double bedroom boasting built-in wardrobes with sliding doors, a wash hand basin, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the front.

## Bedroom Two

10' 11" x 13' 7" ( 3.33m x 4.14m )

Offering built-in wardrobes with sliding doors, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

## Bedroom Three

9' 3" x 9' 2" ( 2.82m x 2.79m )

Offering built-in wardrobes with sliding doors, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

## Outside

## Rear Garden

Low maintenance garden offering a patio area with lawn and bedding areas beyond. Paved pathway leading to a wooden built shed. Access to the garage.

## Garage

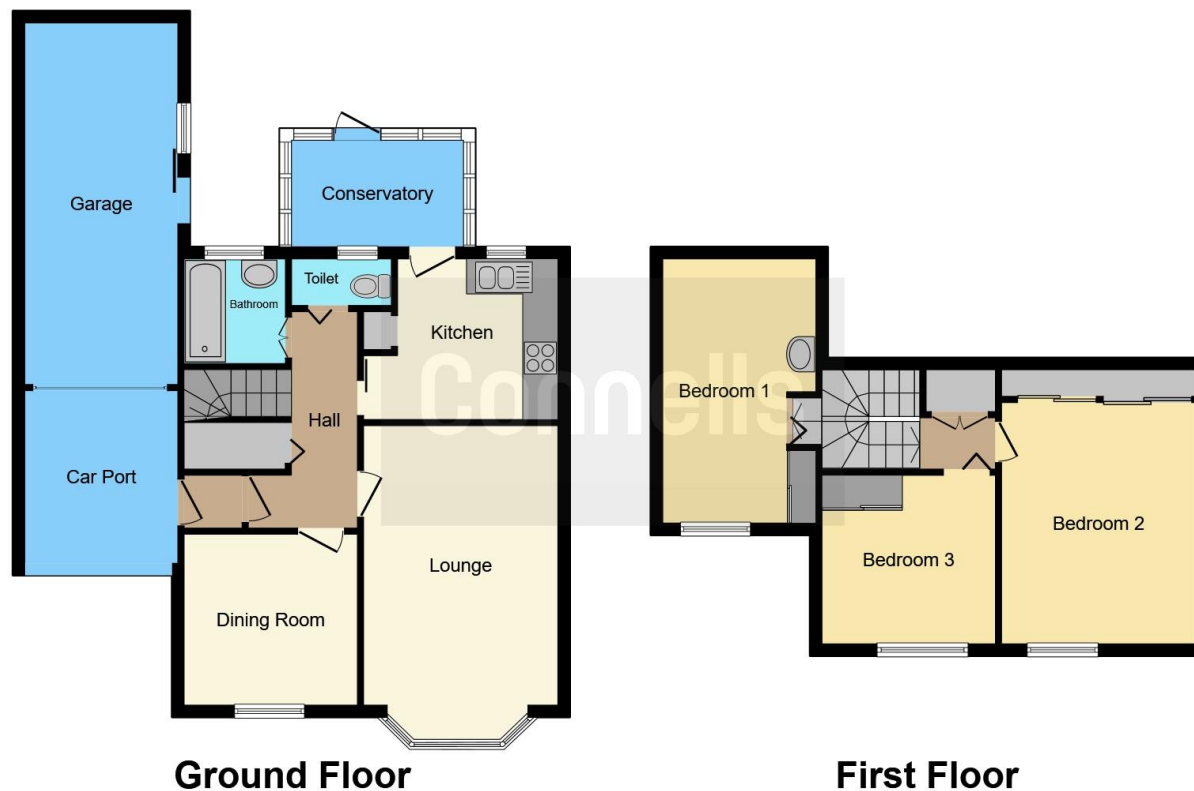
20' 2" x 8' 5" ( 6.15m x 2.57m )

Great additional space offering power and lighting. Accessed via an up and over door to the front, and a pedestrian door to the side.









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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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