

Claines Crescent Kidderminster DY10 3BX

for sale
£170,000



Property Description

Well-presented and spacious family home situated in a sought after location of Kidderminster. Local amenities near-by including two convenience stores, a post office and ATM. Local schooling including King Charles I School and Sixth Form, King Charles 1st School, Comberton Primary School and Offmore Primary School are all within a 1 mile radius. On approach, a tarmac driveway sits to the front of the property providing off-road parking space. Two doors to the front lead into the entrance hall and utility room. Stepping into the entrance hall you will find stairs to the first floor and a door leading into a spacious lounge. Through the lounge into a fitted kitchen and utility room. Heading upstairs, you will find three good sized bedrooms and a bathroom. Gas central heating and double glazing throughout. Benefitting from an enclosed garden to the rear.

Front Elevation

Tarmac driveway to the front with a gravelled area to the side. Two doors to the front of the property, leading into the entrance hall and utility room.

Entrance Hall

Staircase to the first floor, laminate flooring and ceiling light point. Door into the lounge.

Lounge

19' 7" x 9' 11" (5.97m x 3.02m)

Spacious living area boasting a feature fireplace with surround, laminate flooring, two ceiling light points and two panelled radiators. Two double glazed windows to the front and rear.

Kitchen

11' 2" x 9' 9" (3.40m x 2.97m)

Fitted kitchen offering a range of wall and base units and work surfaces. Inset sink and drainer unit and space for a double oven and American style fridge freezer. Partially tiled walls, laminate flooring, ceiling light point and a double glazed window and door to the rear.

Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)

Great additional kitchen space offering wall cupboards and work surface space. Plumbing and space for a washing machine and tumble dryer and a built-in storage cupboard.

Laminate flooring, ceiling light point and a double glazed frosted window and door to the front.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

12' 4" x 8' 11" (3.76m x 2.72m)

Double bedroom boasting fitted wardrobes with sliding doors, fitted carpet, panelled radiator, television point and ceiling light point. Double glazed window to the rear.

Bedroom Two

11' 8" x 10' 9" (3.56m x 3.28m)

Double bedroom offering fitted carpet, a built-in storage cupboard, television point, panelled radiator, ceiling light point and a double glazed window to the front.

Bedroom Three

10' 6" x 6' 5" (3.20m x 1.96m)

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

Bathroom

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

Outside

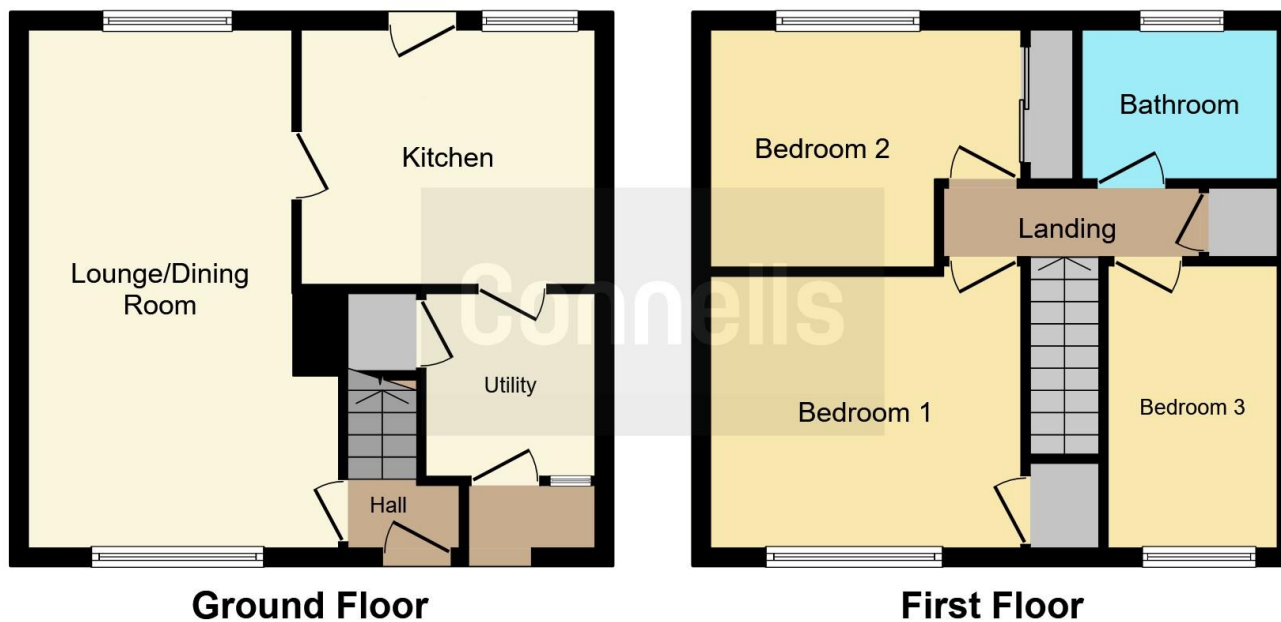
Rear Garden

Spacious and enclosed rear garden offering a patio area and lawn beyond. Pathway up the middle leads to a wooden shed at the bottom of the garden.









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

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: D

Tenure: Freehold

check out more properties at connells.co.uk



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: KMR310826 - 0007