



Connells

Wolverhampton Road
Kidderminster



Property Description

Situated ideally for commuting, with routes including the A449 and A451 sitting either side of this property! St Oswalds Primary School and Nursery are located less than 1 mile away, and public transport routes running past regularly provide easy access to surrounding areas. Parking and access to the rear of the property, with a block paved area for off-road parking and a patio area. Stepping into a fitted kitchen, leading through to the lounge and conservatory at the front of the property. Heading upstairs you will find three bedrooms and a shower room. Gas central heating and double glazing. Out from the conservatory is the front garden with steps from the garden lead down to the main road.

Rear Elevation

Used as the main access for the property, with a block paved driveway providing off-road parking, a large wooden built shed and a patio area. Door leading into the property.

Kitchen

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted kitchen offering a range of wall and base units and work surface space. Inset sink and drainer unit, integrated oven and hob and plumbing for a washing machine. Laminate flooring, ceiling light point and a double glazed window and door to the rear.

Lounge

18' 4" x 10' 5" (5.59m x 3.17m)

Spacious living area boasting laminate flooring, two panelled radiators, ceiling and wall lighting and double glazed windows to the front and rear.

Hallway

Situated between the conservatory and lounge, with laminate flooring, ceiling light point and stairs up to the first floor.

Conservatory

14' 5" x 6' (4.39m x 1.83m)

Offering laminate flooring, double glazing throughout and a door into the front garden.

First Floor Landing

Stairs up from the hallway onto the first floor landing with a ceiling light point and a double glazed window to the side.

Bedroom One

13' x 8' 11" (3.96m x 2.72m)

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

Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m)

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

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)

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, low flush WC and a walk-in shower cubicle with glass sliding door. Tiled walls and flooring, built-in storage cupboard, ceiling light point and a double glazed frosted window to the front.

Outside

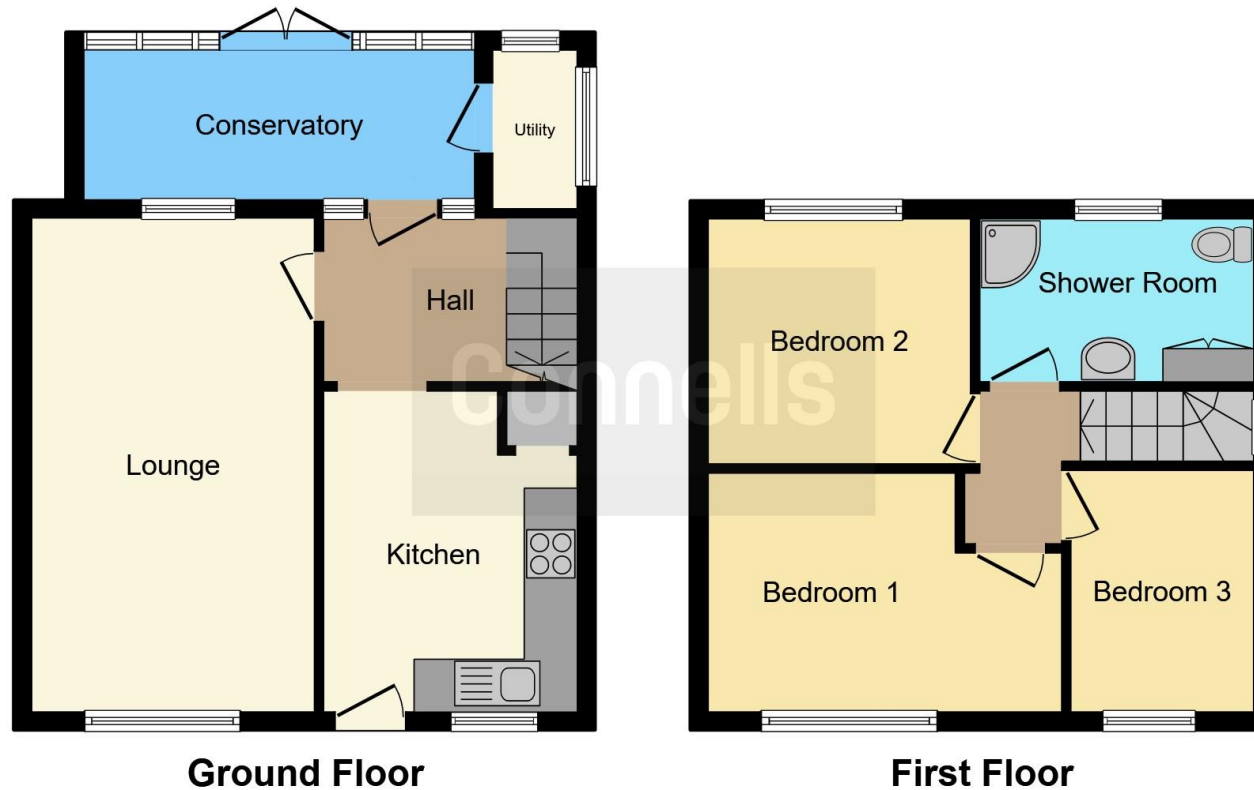
Garden Space

In need of some TLC with a patio area and lawn laid beyond. Sitting at the front of the property, with steps down to the main road.









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: F

Tenure: Freehold

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