



**Gladstone Place, Blakedown, Kidderminster, DY10 3LE**

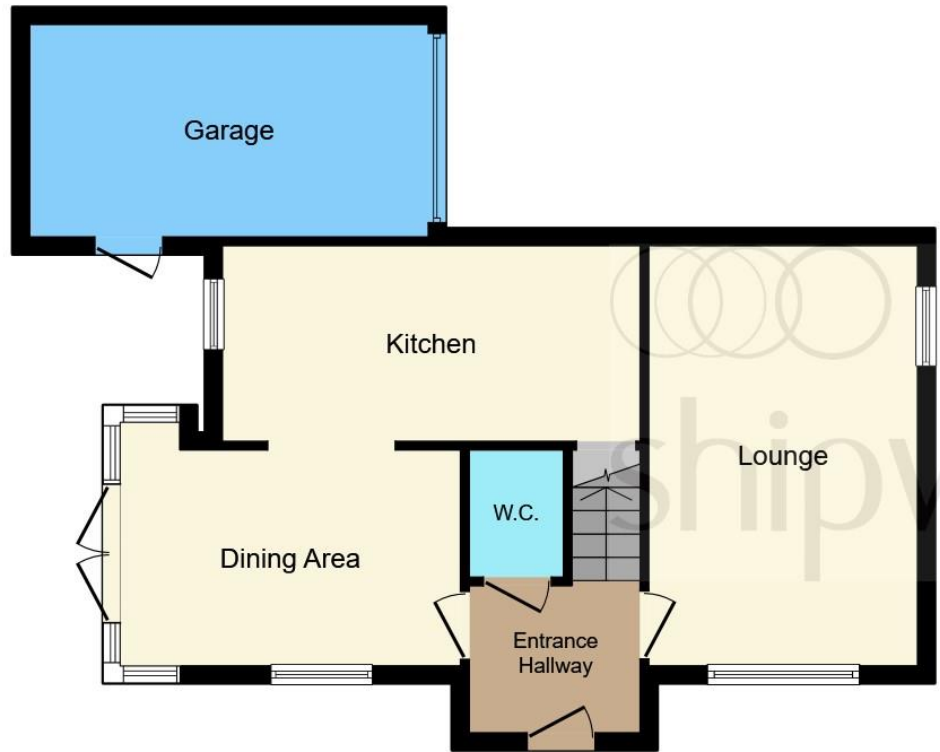


**welcome to**

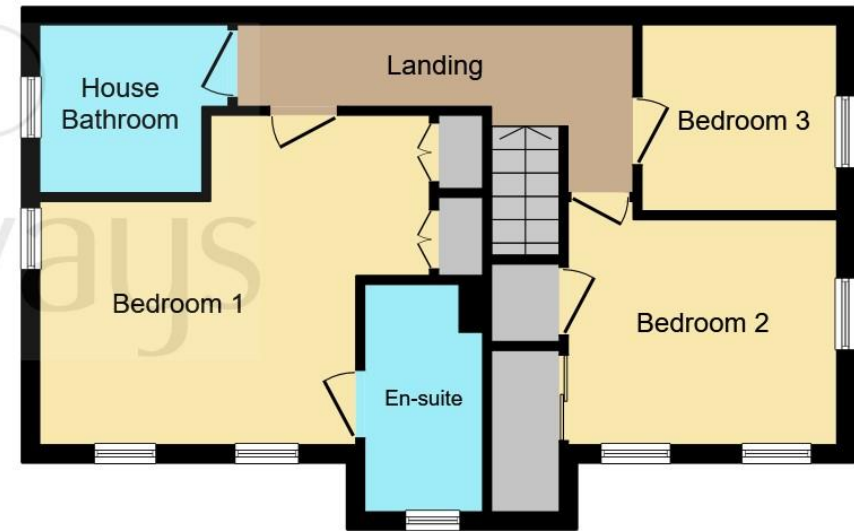
**Gladstone Place, Blakedown, Kidderminster**

\*\*\*\*BLAKEDOWN VILLAGE FAMILY HOME\*\*\*\*DETACHED THREE BEDROOM PROPERTY\*\*\*\*WALKING DISTANCE TO VILLAGE AMENITIES, SCHOOLS AND RAILWAY LINKS\*\*\*\*MODERN IN STYLE\*\*\*\*TWO RECEPTION ROOMS\*\*\*\*MASTER BEDROOM WITH EN-SUITE\*\*\*\*FRONT AND REAR GARDENS\*\*\*\*GARAGE\*\*\*\*EARLY VIEWINGS ADVISED\*\*\*\*





**Ground Floor**



**First Floor**

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)

## Approach

With low feature wall to side and lawned areas, block paved driveway giving access to garage, side gate to rear garden. Followed by a path leading to access to front door.

## Entrance Hallway

having a front facing double glazed door, ceiling light connection, central heating radiator, storage cupboard, downstairs W/C, stairs to first floor and doors to: -

## Downstairs W/C

Having low level W/C, pedestal wash hand basin, central heated radiator and tiling to splash prone areas.

## Lounge

16' 2" max x 10' 4" max ( 4.93m max x 3.15m max )  
With front and side facing double glazed windows, ceiling light connection, central heating radiator, wood effect tiling to floor and door to hallway.

## Dining Area

10' 2" plus recess x 8' 2" max ( 3.10m plus recess x 2.49m max )  
With side facing doors to garden and double-glazed windows, having a ceiling light connection central heated radiator and tiling to floor area.

## Kitchen

13' max x 7' 5" max ( 3.96m max x 2.26m max )  
Having a side facing double glazed window, openings to the utility area and dining area, a range of wall and base units and drawers with work taps over, stainless steel sink and drainer unit with mixer tap over, a five ring gas hob with extractor fan over, a double oven and grill in a tall housing unit, integrated dishwasher and washing machine, Central heating radiator and ceiling spot lights.

## Utility Room

4' 2" x 3' 6" ( 1.27m x 1.07m )  
With a sloped ceiling, ceiling light connection, work top area and space for an American Style fridge

freezer.

## Landing

With ceiling light connection, central heating radiator, ceiling light connection and loft access.

## Bedroom One

12' 9" max x 11' 7" To front of robes ( 3.89m max x 3.53m To front of robes )  
With front facing and side facing double glazed windows with views of open countryside, ceiling light connection, central heated radiator a range of fitted wardrobes with hanging rail and shelving and door to en-suite bathroom.

## En-Suite Shower Room

With a front facing double glazed window, ceiling spot-lights, a low level W/C, shower cubicle with glass folding door, pedestal wash hand basin and tiling to walls and floor areas.

## Bedroom Two

10' 2" max x 8' 9" max ( 3.10m max x 2.67m max )  
Having front and side facing double glazed windows, a ceiling light connection, a central heated radiator, door to airing cupboard and a range of fitted wardrobes.

## Bedroom Three

7' 3" x 6' 9" ( 2.21m x 2.06m )  
With a side facing double glazed window, ceiling light connection and central heated radiator.

## House Bathroom

With a side facing double glazed window, ceiling light spot-lights and central heated radiator. There is a panelled bath with shower over and glass screen, a low-level W/C and pedestal wash hand basin with a mixer tap, Having tiling to wall and floor areas.

## Rear Garden

With a paved patio area, sensor lighting, outside tap, side door to garage, decked seating area, being mainly laid to lawn and having borders packed with shrubs and plants.

## Garage

17' 5" max x 9' 4" max ( 5.31m max x 2.84m max )  
Having up and over door to front, plus a further side door leading to garden area. Ceiling light connection and border storage area within roof.

## Agent Note

The Council tax Band is D.



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## Gladstone Place, Blakedown, Kidderminster

- MODERN FAMILY HOME
- THREE BEDROOMS
- DETACHED PROPERTY
- VILLAGE LOCATION
- KITCHEN/DINER

Tenure: Freehold EPC Rating: C

offers over

# £500,000



Please note the marker reflects the  
postcode not the actual property

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