



**Forge Lane, Blakedown, Kidderminster, DY10 3JF**

**welcome to**

**Forge Lane, Blakedown, Kidderminster**

\*\*\*GREAT PRIVATE LOCATION\*\*\*DETACHED FAMILY HOME\*\*\*THREE BEDROOMS\*\*\*EXTENSIVE REAR GARDEN\*\*\*GARAGE\*\*\*WALKING DISTANCE TO VILLAGE AMENITIES AND RAILWAY STATION\*\*\*



### **Entrance Hallway**

Door to front, ceiling light, central heating radiator and stairs to first floor accommodation.

### **Lounge**

11' 4" into recess x 13' 4" into bay ( 3.45m into recess x 4.06m into bay )

Double glazed bay window to front, ceiling light, wall lights, central heating radiator and feature brick fireplace.

### **Kitchen Area**

13' 7" max x 7' 10" max ( 4.14m max x 2.39m max )

Double glazed window to front, ceiling light, range of wall and base units, worktops, recessed sink with mixer tap, four ring gas hob, cooker hood over, double oven and grill, undersurface integrated fridge, central heating radiator, tiled walls and floor, feature archway to dining area and stable door to garden.

### **Dining Area**

12' 5" max x 9' 7" max ( 3.78m max x 2.92m max )

Ceiling light, wall lights, central heating radiator, doors to lounge and inner lobby.

### **Inner Lobby**

Ceiling light and door to downstairs cloakroom.

### **Downstairs Cloakroom**

Low level wc and wall mounted wash hand basin.

### **Landing**

Ceiling light, access to boarded loft via ladder and doors to various rooms.

### **Bedroom One**

10' 11" max x 12' 7" max ( 3.33m max x 3.84m max )

(Irregular shape) Double glazed window to front, ceiling light, central heating radiator, archway to vanity area with wash hand basin, further double glazed window and storage.

### **Bedroom Two**

11' 7" x 7' 11" ( 3.53m x 2.41m )

Double glazed windows to front and rear, ceiling light and central heating radiator.

### **Bedroom Three**

10' 10" max x 8' 2" max ( 3.30m max x 2.49m max )

Double glazed window to rear, ceiling light and central heating radiator.

### **Shower Room**

Double glazed window to rear, ceiling spot lights, shower cubicle with glass screen, low level wc, pedestal wash hand basin, central heating radiator, heated towel rail, fitted storage and full height tiling.

### **Rear Garden**

Paved patio, outside light, electric socket, steps down to good size lawn, side gate access, ornate fish pond and water fall, landscaped areas, garden shed, green house, hedgerow and fencing for privacy.

### **Garage**

20' 6" x 8' 5" ( 6.25m x 2.57m )

Up and over door to front, window to side, two ceiling lights, Belfast sink, space for washing machine/tumble dryer, wall mounted central heating boiler, cold water tap, pressured mega flow water cylinder and stable door to garden.

### **Agent Note**

The Council Tax Band is E.



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welcome to

## Forge Lane, Blakedown, Kidderminster

- DETACHED PROPERTY
- THREE BEDROOMS
- EXTENSIVE LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY
- IDEAL LOCATION

Tenure: Freehold EPC Rating: D

offers over

**£475,000**



Please note the marker reflects the postcode not the actual property

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