



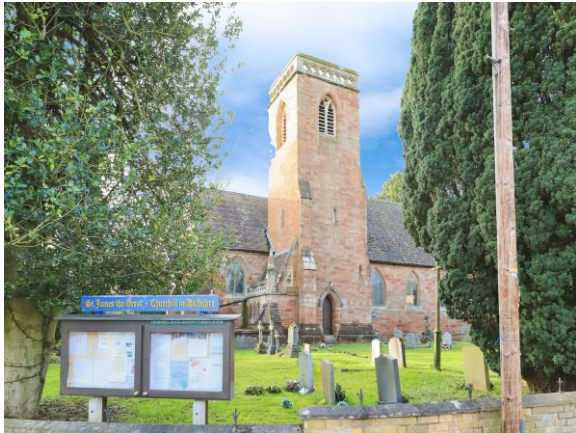
**The Old Barn Church Hill, Kidderminster DY10 3LY**



**welcome to**

**The Old Barn Church Hill, Kidderminster**

\*\*\* STUNNING COUNTRYSIDE COTTAGE \*\*\* TWO BEDROOMS \*\*\* \*\*\* REFITTED KITCHEN \*\*\* CLOAKROOM/WC \*\*\* RESIDENTS PARKING \*\*\*  
COUNTRYSIDE WALKS FROM YOUR DOORSTEP! \*\*\* MASTER BEDROOM WITH DRESSING ROOM\*\*\*\*GARAGE\*\*\*\*INTERNAL VIEWING ADVISED! \*\*\*



### Agents Note

There is a maintenance charge of £30 pcm and gardening charge of £35 pcm.

### Approach/Parking Areas/Garage

With communal areas, courtyard, allocated tarmac parking space and further visitor spaces, outside pathways with lighting, lawned seating and drying areas, communal shed, and access to garages, steps lead to front door of 'The Old Barn' with further storage to side.

### Entrance Hallway

Having a front facing door, double glazed window, central heating radiator, ceiling light connections, understairs storage cupboard, and stairs to first floor and doors to:-

### Downstairs W/C

Having a double glazed window, ceiling spot lights, central heating radiator, wall mounted central heating boiler, low level W/C, wall mounted vanity wash hand unit with mixer tap over, tiling to floor.

### Lounge

21' 6" max x 11' max ( 6.55m max x 3.35m max )  
Having double glazed dual aspect windows with a stunning view of the village church, wall light connections, feature brick fireplace with open fire area and slate effect hearth, built in storage area, and central heated radiator.

### Kitchen

16' 10" max x 9' 5" max ( 5.13m max x 2.87m max )  
Having double glazed dual aspect windows, ceiling spot lights, Central heated radiator, a range of wall and base units with work tops over, sink and drainer unit with mixer tap over, induction hob with cooker hood over, double oven, grill and microwave in a tall housing unit with storage above and beneath, integrated fridge, freezer, and dishwasher, wine rack, and door to utility.

### First Floor Landing

Having a double glazed window, ceiling light

connection, airing cupboard and doors to:-

### Bedroom One

18' max x 11' 8" max ( 5.49m max x 3.56m max )  
With dual aspect double glazed windows, ceiling light connection, central heating radiators, wall light connection and door to dressing room

### Dressing Room

Having a double glazed window, ceiling spot lights a range of fitted wardrobes with shelving, drawers and hanging rails and a central heated radiator.

### Bedroom Two

10' max x 9' 10" max ( 3.05m max x 3.00m max )  
Having a double glazed window, ceiling light connection, central heated radiator and loft access.

### House Bathroom

Having a double glazed window, ceiling spot lights, walk-in shower with glass screen, wash hand basin with mixer tap, low level W/C, Central heated radiator and heated towel rail, tiling to walls and floor areas.

### Garage

16' 4" max x 8' max ( 4.98m max x 2.44m max )  
Having an up and over door, ceiling light connection and space for utilities.

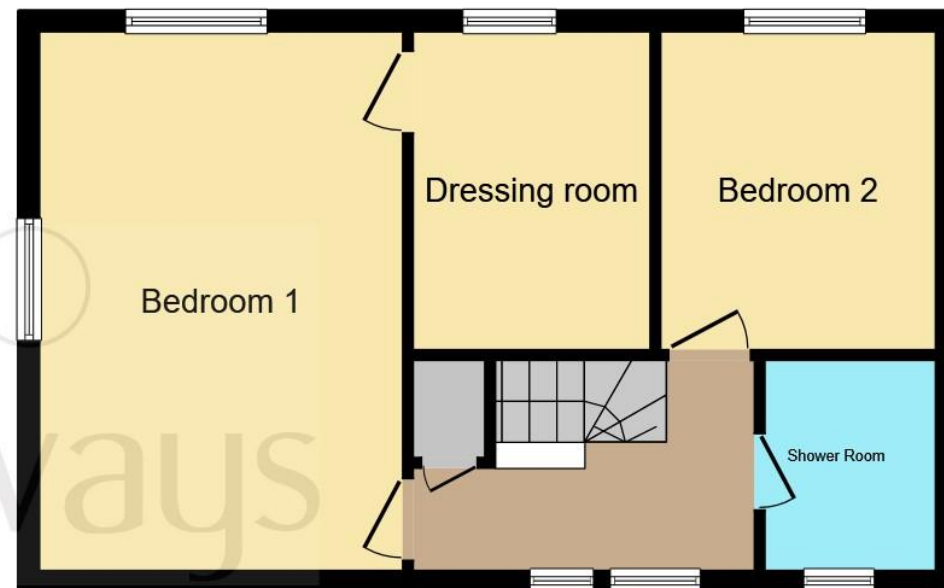


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**Ground Floor**



**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)

welcome to

## The Old Barn Church Hill, Kidderminster

- STUNNING TWO BEDROOM COTTAGE
- MASTER BEDROOM WITH DRESSING ROOM
- GARAGE AND ALLOCATED PARKING SPACE
- COUNTRYSIDE VIEWS AND WALKS ON YOUR DOORSTEP
- 

Tenure: Freehold EPC Rating: Awaited

**£395,000**



Please note the marker reflects the postcode not the actual property

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