



**Lynwood Drive, Blakedown, Kidderminster, DY10 3JZ**

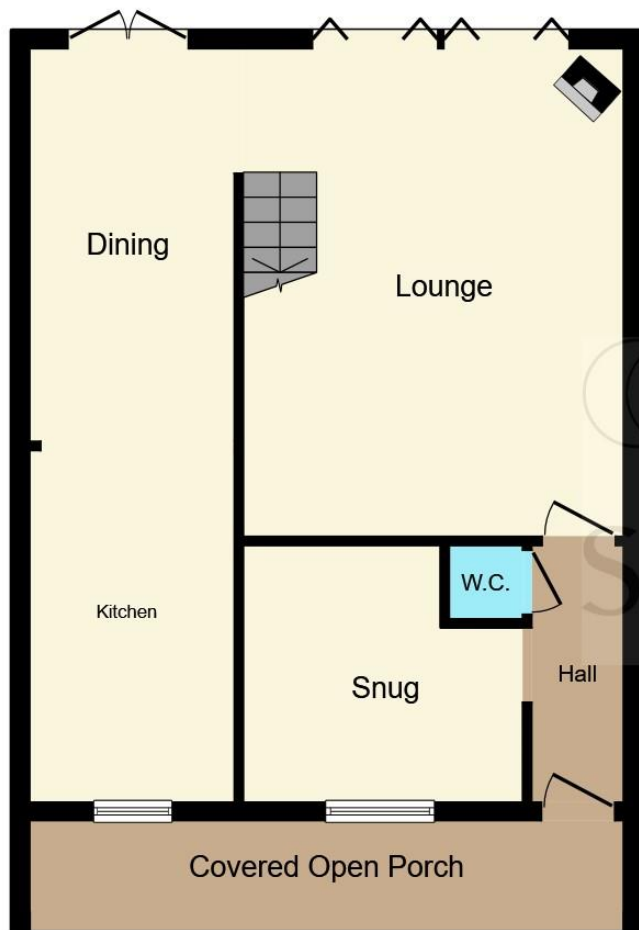


**welcome to**

**Lynwood Drive, Blakedown, Kidderminster**

THREE BEDROOM SEMI DETACHED PROPERTY\*\*\*\*VILLAGE LOCATION\*\*\*\*REFURBISHED THROUGHOUT\*\*\*\*OPEN PLAN LIVING\*\*\*\*IMMACULATELY PRESENTED\*\*\*\*MASTER BEDROOM WITH EN-SUITE\*\*\*\*CATCHMENT FOR HAYBRIDGE HIGH SCHOOL\*\*\*\*VIEWINGS ADVISED\*\*\*\*

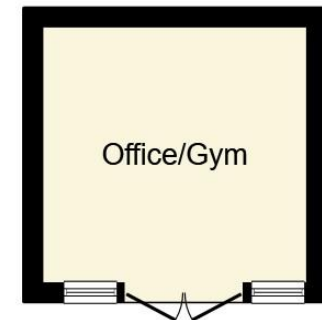




**Ground Floor**



**First Floor**



**Outbuilding**

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

To the front of the property there is a gravelled driveway providing off road parking for two cars and step upto front door.

### Entrance Hall

Double glazed composite door to front, light, central heating radiator, storage cupboard, Herringbone tiled floor, access to lounge and snug.

### Snug

8' 9" Max x 8' 7" Max ( 2.67m Max x 2.62m Max )

Double glazed window to front, light, central heating radiator, and tiled floor.

### W/C

Having ceiling light connection, low level W/C , wall mounted wash hand basin with mixer tap and heated towel rail. There is tiling to splash prone areas.

### Lounge

11' 10" MAX x 15' 9" MAX ( 3.61m MAX x 4.80m MAX )

Bi-fold doors to rears, two lights, feature fireplace with log burner, Herringbone tiled floor, stairs to first floor accommodation with oak handrails and glass inserts.

### Kitchen

24' 8" MAX x 7' 1" MIN ( 7.52m MAX x 2.16m MIN )

Double glazed window to front, double glazed patio doors to garden, light and spot lights, wall and base units, island with storage, quartz worktops and topstands, double sink and mixer tap, four ring induction hob, electric oven, extractor fan, glass splashback, space for washing machine, integrated fridge/freezer and microwave, central heating radiator and Herringbone tiled floor.

### Landing

Light, access to partially boarded loft with pull down ladder, airing cupboard housing the boiler and doors to various rooms.

### Bedroom One

17' 7" MAX x 7' 2" INTO WARDROBE ( 5.36m MAX x 2.18m INTO WARDROBE )

Double glazed windows to side and rear, light, central heating radiator and two built-in wardrobes.

### En-Suite Shower Room

Double glazed window to front, double shower cubicle with glass screen, sink, wc, extractor fan, heated towel rail, tiling to walls and floor.

### Bedroom Two

11' 8" to front of wardrobes x 9' 5" 8' 11" min ( 3.56m to front of wardrobes x 2.87m 8' 11" min )

Double glazed window to rear, light, central heating radiator and built-in wardrobe.

### Bedroom Three

11' MAX x 6' MAX ( 3.35m MAX x 1.83m MAX )

Double glazed window to front, light, central heating radiator and built-in wardrobe.

### Bathroom

Obscure window to front, ceiling light, extractor fan, bath with shower over, sink, wc, heated towel rail, tiling to walls and floor.

### Office/Gym

7' 6" x 9' 6" ( 2.29m x 2.90m )

Currently used as a gym but would make an ideal home office. Made with a wooden frame, composite cladding and felt roof. Double glazed patio doors, ceiling light, two power sockets and oak flooring.

### Rear Garden

To the rear of the property there is a paved patio area, laid to lawn, raised flower beds on both sides, shed, outside tap, lighting, power socket, double gate to side and fencing for privacy.

### Agent Note

The Council Tax Band is C.



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welcome to

## Lynwood Drive, Blakedown, Kidderminster

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SECLUDED CUL-DE-SAC
- CLOSE TO BLAKEDOWN RAILWAY STATION AND VILLAGE AMENITIES
- CATCHMENT FOR HAYBRIDGE HIGH SCHOOL
- COMPLETELY REFURBISHED THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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