



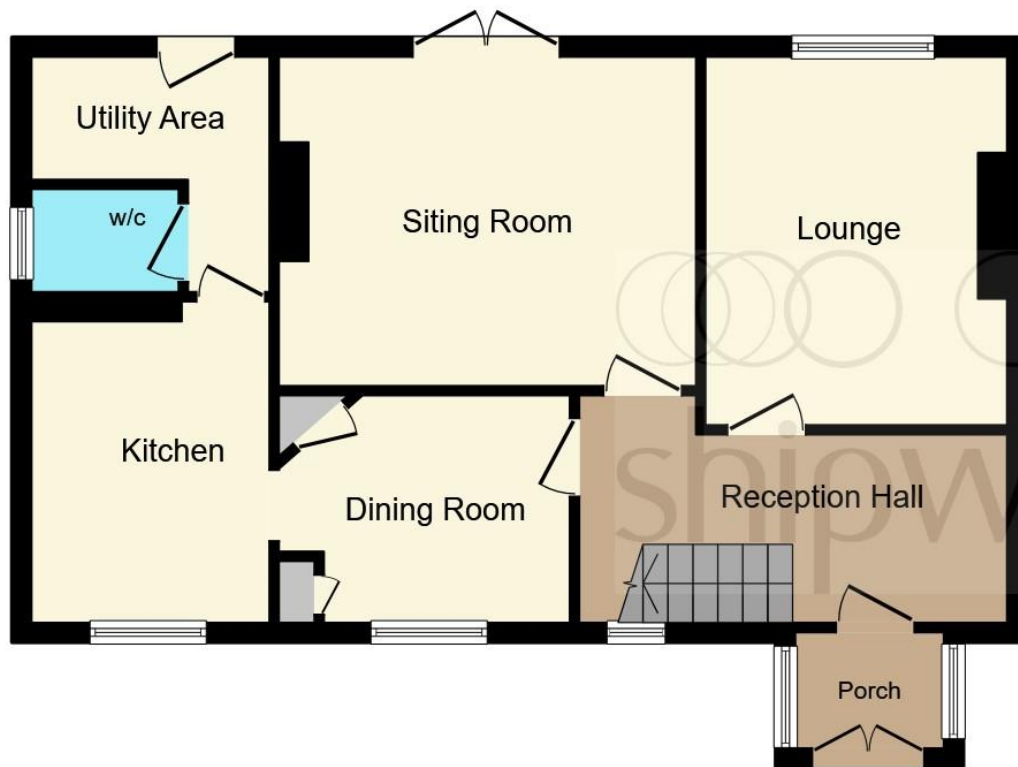
**Sculthorpe Road, Blakedown, Kidderminster, DY10 3JL**

**welcome to**

**Sculthorpe Road, Blakedown, Kidderminster**

\*\*\*\*THREE BEDROOM SEMI-DETACHED HOME\*\*\*\*SPACIOUS PLOT\*\*\*GOOD SIZED REAR GARDEN\*\*\*\*THREE RECEPTION ROOMS\*\*\*\*CATCHMENT FOR HAYBRIDGE HIGH SCHOOL\*\*\*\*WALKING DISTANCE TO VILLAGE AMENITIES AND RAILWAY STATION\*\*\*\*





**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)

## Agent Note

The Council Tax Band is D.

## Entrance Porch

Open porch, double doors, pitched roof & light.

## Entrance Hallway

Double glazed front facing door, ceiling spotlights, understairs storage, stairs to first floor, central heating radiator, feature double glazed window, laminate hard wood effect flooring, doors to:-

## Sitting Room

14' into recess. x 11' 3" ( 4.27m into recess. x 3.43m )  
Double glazed rear facing patio doors, laminate wooden effect flooring, ceiling light connection, central heating radiator, feature burning stove.

## Lounge

12' 11" x 9' 2" into recess. ( 3.94m x 2.79m into recess. )  
Double glazed rear facing window, ceiling light connection, central heating radiator, feature fireplace with inset log burner.

## Dining Room

9' 1" x 7' 5" ( 2.77m x 2.26m )  
Double glazed front facing window, ceiling light connection, central heating radiator, built in storage, opening to kitchen.

## Kitchen

10' 2" plus recess. x 7' 1" ( 3.10m plus recess. x 2.16m )  
Double glazed front facing window, ceiling light connection, range of wall & base units with drawers and worktops over, stainless steel sink & drainer with mixer tap, space for dishwasher, space for free standing oven, cooker hood over, space for American fridge freezer, opening to utility area.

## Utility Room

8' 3" x 4' 7" plus recess. ( 2.51m x 1.40m plus recess. )  
Wall mounted central heating boiler, ceiling light connection, central heating radiator, worktops over, space for washing machine & tumble dryer, stable door to garden, tiling to splash-prone areas.

## Landing

Double glazed obscure front facing window, ceiling light connection, loft access - part boarded with pull down ladder, doors to:-

## Bedroom 1

13' 11" into recess. x 11' 6" ( 4.24m into recess. x 3.51m )  
Double glazed rear facing window, ceiling light connection, central heating radiator, feature open fire areas, used as a log stove.

## Bedroom 2

11' x 10' 4" into recess. ( 3.35m x 3.15m into recess. )  
Double glazed rear facing window, ceiling light connection, central heating radiator, laminate flooring, currently used as an office.

## Bedroom 3

10' 2" to back of wardrobes. x 7' 8" ( 3.10m to back of wardrobes. x 2.34m )  
Double glazed front facing window, ceiling light connection, central heating radiator, built in storage.

## Bathroom

Double glazed front facing obscure window, ceiling spotlights, P shaped bath with shower & rain shower over and glass screen, low level flush w/c, vanity wash hand unit with recessed wash hand basin & mixer tap, tiling to walls & floor, fitted storage unit.

## Front Garden

Access to open porch & rear garden, lawned area, hedge row for privacy, outside light, paved pathway, pebbled driveway for ample parking, gate to frontage.

## Rear Garden

Outside rear paved patio, outside lighting, outside tap, mainly laid to lawn, rear garden shed, outside electrics, rear gate access, further paved seating area, brick built log store, hedge row & fencing for privacy.



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**welcome to**

## **Sculthorpe Road, Blakedown, Kidderminster**

- WALKING DISTANCE TO VILLAGE AMENITIES
- LARGE PLOT
- THREE BEDROOM SEMI DETACHED

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

# £425,000



Please note the marker reflects the  
postcode not the actual property

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