



Chaddesley Road, KIDDERMINSTER DY10 3AD



welcome to

Chaddesley Road, KIDDERMINSTER

FOUR BEDROOMSDETACHED***NO CHAIN***DRIVEWAY AND DOUBLE GARAGE***MUST BE VIEWED***WALKING DISTANCE TO KIDDERMINSTER TRAIN STATION***DOUBLE GLAZED AND GAS CENTRAL HEATING***IDEAL FAMILY HOME OFFERING PLENTY OF POTENTIAL TO THE NEXT HOME OWNER***



Approach

Mature shrubs and planting, horseshoe driveway leading to side gate to garden, garage and front door.

Entrance Hallway

Two ceiling lights, coving to ceiling, stairs to first floor landing, built-in storage cupboard and gas central heated radiator.

Cloakroom/wc

Double glazed window to side aspect, ceiling light, wc, wash hand basin, tiled splashbacks and gas central heated radiator.

Lounge

19' 11" max x 17' 6" max (6.07m max x 5.33m max)
Double glazed window to side aspect, double glazed sliding doors to garden, four ceiling light points, coving to ceiling, two wall lights and two gas central heated radiators.

Dining Room

11' x 8' 5" (3.35m x 2.57m)
Double glazed window to front aspect, ceiling light, coving to ceiling and gas central heated radiator.

Kitchen

15' 2" x 8' 4" (4.62m x 2.54m)
Double glazed window to rear aspect, double glazed door to garden, ceiling light, coving to ceiling, range of wall, drawer and base units. worktops, double sink, four ring electric hob, double electric oven and integrated dishwasher.

Utility Room

12' 2" x 6' 6" (3.71m x 1.98m)
Single glazed window and door to side aspect, ceiling light, sink, plumbing for washing machine, gas central heated radiator and door to garage.

Landing

Double glazed window to front aspect, ceiling light, coving to ceiling, access to loft via hatch, built-in storage cupboard and doors off to bathroom and bedrooms.

Bedroom One

14' 7" max x 10' (4.45m max x 3.05m)
Double glazed window to rear aspect, ceiling light, coving to ceiling, fitted wardrobes, gas central heated radiator and door to en-suite.

En- Suite

Spot lights, wc, wash hand basin, walk-in shower cubicle and chrome heated towel rail.

Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m)
Two double glazed windows to front aspect, ceiling light, coving to ceiling, fitted wardrobes and gas central heated radiator.

Bedroom Three

13' 4" x 11' 5" max (4.06m x 3.48m max)
Double glazed window to rear aspect, ceiling light, coving to ceiling and fitted wardrobes.

Bedroom Four

8' 5" x 7' 9" max (2.57m x 2.36m max)
Double glazed window to front aspect, ceiling light, coving to ceiling and gas central heated radiator.

Bathroom

Double glazed window to side aspect, ceiling light, wc, wash hand basin, bath with shower over, walk-in shower cubicle, tiled splashbacks and chrome heated towel rail.

Rear Garden

Fenced enclosed rear garden with well established shrubs and planting, patio, lawn, summerhouse, door to brick shed and to garden gates giving access to front.

Double Garage

17' 9" x 16' 5" (5.41m x 5.00m)
Single glazed window to side aspect, ceiling light and two up and over doors to driveway.

Agent Note

Council tax band: E
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Chaddesley Road, KIDDERMINSTER

- DETACHED FOUR BEDROOM FAMILY HOME
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- NO CHAIN
- DOUBLE GARAGE
- OFFERING PLENTY OF POTENTIAL!

Tenure: Freehold EPC Rating: D

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KMS113187 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01562 829900



kidderminster@shipways.co.uk



4 Carlton House, Marlborough Street,
KIDDERMINSTER, Worcestershire, DY10 1AY



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