



**Sutton Park Road, Kidderminster DY11 6LA**

**welcome to**

## **Sutton Park Road, Kidderminster**

\*\*\* PERIOD FAMILY HOME \*\*\* STUNNING CONDITION \*\*\* FOUR DOUBLE BEDROOMS \*\*\* BEAUTIFUL OPEN PLAN KITCHEN/DINING ROOM \*\*\* GAS RADIATOR HEATING \*\*\* DOUBLE GLAZING \*\*\* INTERNAL VIEWING ADVISED! \*\*\*

### **Entrance Hall**

Single glazed front door, tiled Minton floor, coving to ceiling, single glazed door to Reception Hall.

### **Reception Hall**

Tiled Minton floor, stairs to first floor landing, radiator, door to Lounge and door to Cellar.

### **Cellar Lounge**

12' 5" x 14' 5" ( 3.78m x 4.39m )

Feature fireplace with living flame effect gas fire, radiator, picture rail, coving to ceiling, ceiling rose, double glazed bay window to front aspect.

### **Living Room**

13' 5" x 12' 9" max ( 4.09m x 3.89m max )

Feature fireplace, radiator, timber effect floor, ceiling rose, coving to ceiling, picture rail, two double glazed window to side aspect and opening to the stunning open plan kitchen/dining room.

### **Kitchen/ Dining Room**

24' 3" x 11' 9" ( 7.39m x 3.58m )

Range of wall, drawer and base units, sink, Belling five ring gas hob, dual oven and grill, timber effect floor, three radiators, double glazed window to front aspect, double glazed window to rear aspect, double glazed double doors to the rear garden, two double glazed velux roof windows flooding the kitchen with lots of natural light.

### **First Floor Landing**

Radiator, double glazed window to side aspect, stairs to second floor landing, doors to all first floor rooms.

### **Bedroom One**

13' 4" x 12' 7" max ( 4.06m x 3.84m max )

Radiator, picture rail, timber effect floor, double glazed window to rear aspect.

### **Bedroom Two**

12' 4" x 12' 4" max ( 3.76m x 3.76m max )

Radiator, twodouble glazed sash windows to front aspect

### **Walk In Store Cupboard**

Double glazed sash window to front aspect.

### **Family Bathroom**

12' 4" x 8' 8" ( 3.76m x 2.64m )

Beautiful suite to comprising WC, wash hand basin, feature period style roll top bath, step in shower cubicle, feature fireplace, radiator, double glazed window to side aspect.

### **Bedroom Three**

16' 7" max x 12' 7" max ( 5.05m max x 3.84m max )

Radiator, timber effect floor, double glazed window to rear aspect, door to cupboard with hot water cylinder.

### **Bedroom Four**

12' 4" max x 12' 4" max ( 3.76m max x 3.76m max )

Radiator, feature fireplace, double glazed window to front aspect.

### **Rear Garden**

Enclosed fenced boundaries with gated side aspect, large paved patio area, brick built garden store and a nice array of plants, shrubs and trees.







### **Outside Brick Built Utility**

Plumbing for washing machine.

### **Outside Wc**

WC

### **Driveway**

Providing plenty of off road parking.

### **Agent Note**

The Council Tax Band is D.



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## Sutton Park Road, Kidderminster

- STUNNING PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- OPEN PLAN EXTENDED KITCHEN/DINING ROOM
- GAS RADIATOR HEATING & DOUBLE GLAZING
- INTERNAL VIEWING ADVISED!

Tenure: Freehold EPC Rating: D

offers over

**£450,000**



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