



**Sutton Road, Kidderminster DY11 6QP**



welcome to

## Sutton Road, Kidderminster

\*\*\*GARAGE AT THE REAR \*\*\*THREE BEDROOMS\*\*\*END-TERRACED\*\*\*DECEPTIVELY SPACIOUS HOME\*\*\*EXTENDED\*\*\* MUST BE VIEWED\*\*\*DOUBLE GLAZED AND GAS CENTRAL HEATING\*\*\*WALKING DISTANCE TO BRINTONS PARK\*\*\*





**Ground Floor**

**First Floor**

**Second Floor**

**Garage**

**Approach**

**Entrance Hallway**

**Lounge**

26' 11" x 13' 6" Max ( 8.20m x 4.11m Max )

**Kitchen/dining Area**

16' 6" x 13' 6" ( 5.03m x 4.11m )

**Utily Room**

8' 8" x 4' 11" ( 2.64m x 1.50m )

**Cloakroom/wc**

**Rear Hallway**

**Study/snug**

8' 2" x 6' 5" ( 2.49m x 1.96m )

**Landing**

**Bedroom Two**

13' 10" Max x 8' 8" ( 4.22m Max x 2.64m )

**Bedroom Three**

10' 6" Max x 9' 6" ( 3.20m Max x 2.90m )

**Bathroom**

**Bedroom One**

18' 9" max x 13' 10" max ( 5.71m max x 4.22m max )

**Rear Garden**

**Garage**

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

## Sutton Road, Kidderminster

- THREE BEDROOMS
- GARAGE AT REAR
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- DECEPTIVELY SPACIOUS HOME
- INTERNAL VIEWING ADVISED

Tenure: Freehold EPC Rating: E

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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