





welcome to

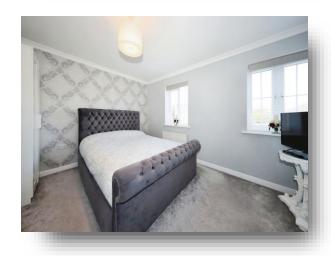
Rainsford Crescent, Kidderminster

THREE BEDROOMDETACHED***EXCELLENT CONDITION***NO CHAIN***DRIVEWAY AND GARAGE***DOUBLE GLAZED AND GAS CENTRAL HEATING***













Approach

Stoned foregarden and pathway to entrance door.

Entrance Hall

Ceiling light, coving to ceiling, built-in storage cupboard, stairs to first floor landing, gas central heating radiator and doors leading to kitchen, WC and lounge.

Cloakroom/Wc

Double glazed window to front aspect, ceiling light, WC, wash hand basin and gas central heating radiator.

Lounge

16' x 10' 2" (4.88m x 3.10m)

Double glazed windows to front and side aspect, two ceiling lights, coving to ceiling and gas central heating radiator.

Kitchen

15' 11" x 10' 10" (4.85m x 3.30m)

Double glazed windows to front and side aspect, two ceiling lights, range of drawer, wall and base units, worktops over, coving to ceiling, one half bowl sink, four ring gas hob, electric oven, plumbing for washing machine, integrated dishwasher and fridge freezer and double glazed double doors to side aspect leading to garden.

Landing

Ceiling light, coving to ceiling, access to loft via hatch and doors to bedrooms and bathroom.

Bedroom One

12' 9" x 10' 3" (3.89m x 3.12m)

Two double glazed windows to side aspect, ceiling light, coving to ceiling, gas central heating radiator and door leading to en-suite.

En-Suite

Double glazed window to front aspect, ceiling light, part tiled splashbacks, WC, wash hand basin, walk-in shower cubicle and gas central heating radiator.

Bedroom Two

10' 11" x 6' 9" (3.33m x 2.06m)

Double glazed window to rear aspect, ceiling light and gas central heating radiator.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)

Double glazed windows to front and side aspect, ceiling light and gas central heating radiator.

Bathroom

Double glazed window to front aspect, ceiling light, WC, wash hand basin, part tiled splashbacks, bath with shower over and gas central heating radiator.

Rear Garden

Fence enclosed boundaries, well established shrubs, patio with a pagoda for shade, lawn and rear gate providing access to driveway and garage.

Driveway

Driveway leading to garage door and side gate providing access to rear garden.

Garage

16' x 8' 5" (4.88m x 2.57m) Ceiling light, up and over door to frontage and partially boarded loft space.

Agent Note

The council tax band is D.





welcome to

Rainsford Crescent, Kidderminster

- THREE BEDROOM
- DETACHED
- DRIVEWAY AND GARAGE
- NO CHAIN
- DOUBLE GLAZED AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: C

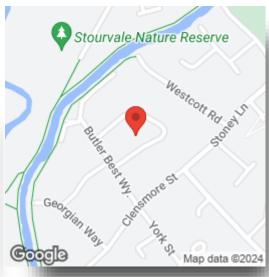
offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/KMS113906



Property Ref: KMS113906 - 0004 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01562 829900



kidderminster@shipways.co.uk



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



shipways.co.uk