



Austcliffe Road, Cookley Kidderminster DY10 3UP



welcome to

Austcliffe Road, Cookley Kidderminster

*****THREE BEDROOM***EXCELLENT CONDITION***HIGHLY SOUGHT AFTER VILLAGE LOCATION***COUNTRYSIDE VIEWS***DOUBLE GLAZED AND GAS CENTRAL HEATING***DRIVEWAY*****



Approach

Driveway and steps leading to entrance door.

Entrance Hall

Two ceiling lights, coving to ceiling, stairs to first floor landing and door leading to lounge and dining room.

Lounge

13' 5" into bay x 10' 7" max (4.09m into bay x 3.23m max)
Double glazed bay window to front aspect, ceiling light, coving to ceiling, log burner and gas central heating radiator.

Dining Area

14' 2" max x 12' 3" (4.32m max x 3.73m)
Spotlights, coving to ceiling, gas fire, gas central heating radiator, built-in storage cupboard, opening to kitchen and double glazed French doors to rear aspect leading to garden..

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)
Double glazed window to side aspect, spotlights, part-tiled splashbacks, range of wall, drawer and base units, worktops over, electric double oven, Belfast sink, five ring gas hob, plumbing for dishwasher and opening to rear hallway.

Rear Hall

Ceiling light, double glazed door to side aspect leading to garden and door to cloakroom/wc.

Cloakroom/Wc

Double glazed window to rear aspect, ceiling light, WC, wash hand basin, plumbing for washing machine and tumble dryer and gas central heating radiator.

Landing

Two ceiling lights, coving to ceiling, access to loft via hatch, two gas central heating radiators, stairs to loft and doors to bedrooms and bathroom.

Bedroom One

14' 3" max x 10' 11" (4.34m max x 3.33m)

Two double glazed window to front aspect offering countryside views, ceiling light, coving to ceiling and gas central heating radiator.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)
Double glazed window to rear aspect, ceiling light, coving to ceiling and gas central heating radiator.

Bedroom Three

9' 1" max x 7' 9" (2.77m max x 2.36m)
Double glazed window to rear aspect, ceiling light, coving to ceiling and gas central heating radiator.

Bathroom

Double glazed window to side aspect, spotlights, WC, wash hand basin, part-tiled splashbacks, bath with shower over and chrome heated towel rail.

Loft Space

16' 11" x 13' 10" (5.16m x 4.22m)
Double glazed skylights to front and rear aspect, spotlights, two gas central heating radiators an built-in storage cupboard into caves.

Rear Garden

Decking, tiered garden, pond, lawn and side gate to rear aspect.

Agent Note

The council tax band is C.



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- EXCELLENT CONDITION
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- DOUBLE GLAZED AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: Awaiting

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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KMS114206 - 0004

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