



Pendine Close, Kidderminster DY11 5EJ

welcome to

Pendine Close, Kidderminster

- EXTENDED THREE BEDROOM PROPERTY
- STUNNING CONDITION
- BACKING ONTO WOODLAND
- GAS RADIATOR HEATING & DOUBLE GLAZING
- INTERNAL VIEWING ADVISED!

Tenure: Freehold EPC Rating: Awaited

£270,000

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Property Ref:
KMS114783 - 0003

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.

Entrance Hall

Double glazed front door, radiator, doors the cloakroom/wc and the lounge.

Downstairs Wc

WC, wash hand basin, radiator.

Lounge

16' 7" x 10' 8" (5.05m x 3.25m)
Stairs to the first floor, radiator, double glazed window to front aspect, door to the kitchen,

Kitchen

14' 7" x 8' 8" (4.45m x 2.64m)
Range of wall and base kitchen units, sink, four ring gas hob, electric oven, plubing for washing machine, timber effect floor, double glazed window to rear aspect, access to the dining room, door to the utility room.

Utility Room

Radiator, double glazed velux window

Dining Room

16' 6" x 8' (5.03m x 2.44m)
Super additional extension to this property, radiator, large double glazed window to the rear, two double glazed velux windows, bi-fold doors to the rear.

First Floor Landing Bedroom

14' 3" x 8' 1" (4.34m x 2.46m)
Radiator, double glazed window to front aspect.

Bedroom

11' 3" x 8' (3.43m x 2.44m)
Radiator, double glazed window to the rear aspect.

Bedroom

9' 1" x 6' 3" (2.77m x 1.91m)
Radiator, double glazed window the front aspect

Bathroom/Wc

WC, wash hand basin, bath with shower over, tiling to walls, heated towel rail, double glazed window to rear aspect.

Rear Garden

Backing onto woodland, lawned area, enclosed fenced boundaries.

Driveway

Providing parking for two cars to the front.



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