



Barn Owl Place, Kidderminster DY10 4UN

welcome to

Barn Owl Place, Kidderminster

THREE BEDROOM EXTENDED SEMI-DETACHEDDRIVEWAY AND GARAGE***EXCELLENT CONDITION***UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING***QUIET CUL-DE-SAC LOCATION***

Approach

Driveway leading to garage and entrance door.

Entrance Hallway

Ceiling light, Karndean luxury vinyl tile (timber effect) styled flooring throughout, stairs to first floor landing and doors to lounge and garage.

Lounge

14' 9" max x 11' 7" (4.50m max x 3.53m)
Double glazed bow window to front aspect, Karndean luxury vinyl tile (timber effect) styled flooring throughout, ceiling light, coving to ceiling, gas central heating radiator and door to kitchen/dining area.

Kitchen/Dining Room

14' 8" x 10' 1" (4.47m x 3.07m)
Double glazed window to rear aspect, Karndean luxury vinyl tile (timber effect) styled flooring throughout, spotlights, range of wall, drawer and base units, Quartz worktops with matching Quartz cladding/splashbacks, one and half bowl sink, Bosch four ring gas hob, Bosch electric double oven, extractor fan, space for dishwasher, plumbing for plumbed in American fridge freezer water dispenser, built-in understairs cupboard (with electrics and Karndean luxury vinyl tile timber effect styled flooring throughout), gas central heating radiator, door to utility room and double glazed door to rear aspect leading to rear garden.

Utility Room

7' 9" x 6' 6" (2.36m x 1.98m)
Double glazed window to rear aspect, Karndean luxury vinyl tile (timber effect) styled flooring throughout, spotlights, range of wall and base units, Quartz worktops with matching Quartz cladding/splashbacks, sink, plumbing for washing machine and tumble dryer, gas central heating radiator, doors to cloakroom/WC and office and double glazed door to rear aspect leading to garden.

Cloakroom/WC

Spotlights, Karndean luxury vinyl tile (timber effect) styled flooring throughout, WC, wash hand basin and chrome heated towel rail.

Office/Second Reception Room

7' 8" x 6' 8" (2.34m x 2.03m)
Openable Velux skylight, spotlights and gas central heating radiator.

Landing

Ceiling light, access to loft via hatch, built-in airing cupboard housing a combi-boiler and shelving for storage and doors to bedrooms and bathroom.

Bedroom One

12' Min x 8' 3" (3.66m Min x 2.51m)
Double glazed window to front aspect, ceiling light, coving to ceiling and gas central heating radiator.

Bedroom Two

11' 3" Max x 8' 1" (3.43m Max x 2.46m)
Double glazed window to rear aspect, ceiling light, coving to ceiling and gas central heating radiator.

Bedroom Three

8' 3" x 6' 5" (2.51m x 1.96m)
Double glazed window to front aspect, ceiling light, coving to ceiling and gas central heating radiator.

Bathroom

Double glazed window to rear aspect, spotlights, tiling floor to ceiling, bath with electric shower over, WC, wash hand basin and gas central heating radiator.

Rear Garden

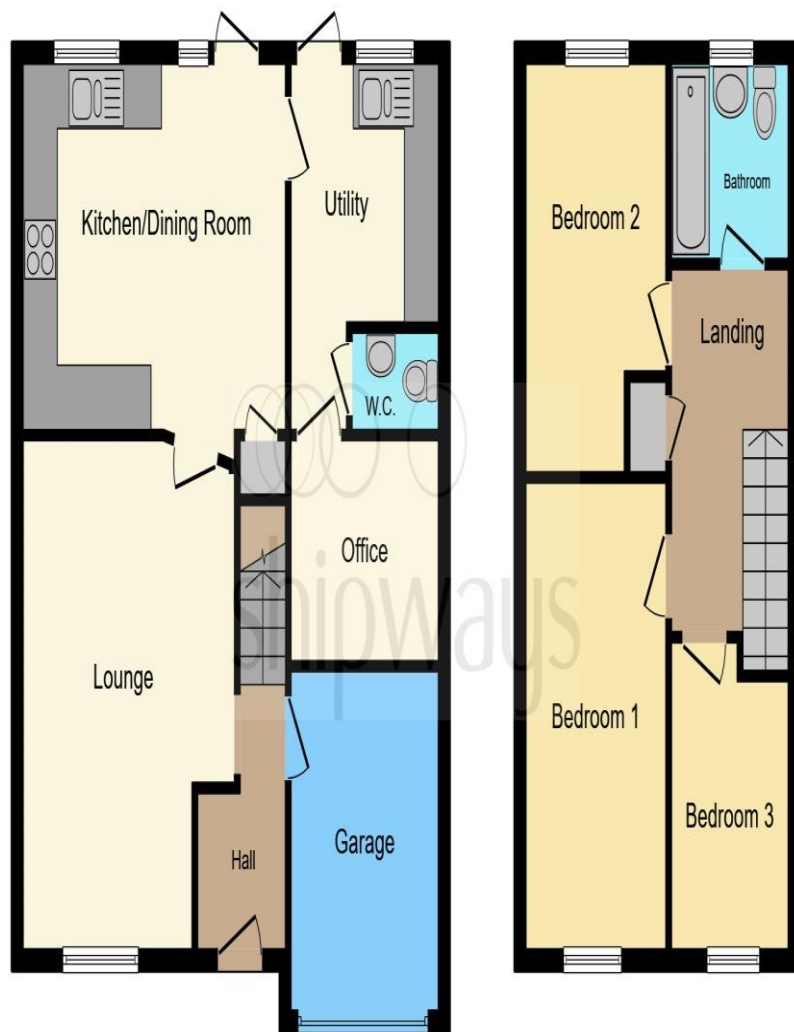
Fence enclosed boundaries, lawn, patio, shed, outside tap and outside double socket and well established shrubs.

Garage

Ceiling light, electrics, outside tap and up and over door to frontage.

Agent Note

The Council Tax Band is C.



Ground Floor

First Floor

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



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- THREE BEDROOM
- EXTENDED SEMI-DETACHED
- DRIVEWAY AND GARAGE
- EXCELLENT CONDITION
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: C

offers in the region of

£270,000



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Property Ref:
KMS114763 - 0006

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01562 829900



kidderminster@shipways.co.uk



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



shipways.co.uk