



Hurcott Road, Kidderminster DY10 2QJ

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welcome to

Hurcott Road, Kidderminster

*** PERIOD STYLE PROPERTY *** THREE BEDROOMS *** GROUND FLOOR BATHROOM & 1ST FLOOR SHOWER ROOM/WC *** GAS RADIATOR HEATING & DOUBLE GLAZING *** CLOSE TO TOWN CENTRE *** CALL FOR FULL DETAILS! ***





Lounge
11' 5" x 11' 1" (3.48m x 3.38m)

Inner Hall

Kitchen/Breakfast Room
12' 1" x 11' 5" (3.68m x 3.48m)

Cellar

Rear Hall

Utility

Bathroom/Wc

First Floor Landing

Bedroom

11' 7" x 11' 6" max (3.53m x 3.51m max)

Bedroom

9' 5" x 6' 6" (2.87m x 1.98m)

Shower Room/Wc

Attic Bedroom

12' 3" max x 11' 6" max (3.73m max x 3.51m max)

Front Garden

Rear Garden

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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- GAS RADIATOR HEATING & DOUBLE GLAZING
- CLOSE TO TOWN CENTRE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£170,000



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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.



Property Ref:
KMS114676 - 0007



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