



Reeve Court, Kidderminster DY10 4TP

welcome to

Reeve Court, Kidderminster

*** LARGER DETACHED FAMILY HOME WITH DOUBLE GARAGE *** QUIET CUL-DE-SAC LOCATION *** FOUR BEDROOMS (MASTER EN-SUITE SHOWER ROOM/WC) *** GAS RADIATOR HEATING & DOUBLE GLAZING *** OWNED OUTRIGHT SOLAR PANELS *** STUNNING GARDEN ROOM *** INTERNAL VIEWING ADVISED! ***



Reception Hall

Double glazed front door with two double glazed side panels, radiator, coving to ceiling, recess lighting, stairs to the first floor, doors to walk in cloaks cupboard, downstairs WC, lounge, study and kitchen/dining room.

Cloaks Cupboard

Coat rail, shelf and light.

Downstairs Wc

WC, wash hand basin, chrome heated towel rail, extractor fan.

Lounge

21' 8" x 12' 8" (6.60m x 3.86m)

Feature fireplace with Turkish limestone surround and log burner, two radiators, coving to ceiling, three wall lights in addition to the ceiling fitment, double glazed window to front aspect and double glazed french doors to the rear.

Kitchen/Dining Room

25' 7" x 10' 4" max (7.80m x 3.15m max)

Wonderful hand made kitchen with an extensive arrange of wall and base kitchen units, one and a half bowl sink, part corian, part oak work surfaces and corian splash backs, integrated larder fridge, integrated dishwasher, Neff electric double oven, four ring ceramic hob, Neff single gas burner, Neff stainless steel chimney hood, tiling to floor, recess lighting, double glazed window to front aspect, door to the utility room, bi-folding door to the garden room.

Garden Room

18' 5" x 10' 2" (5.61m x 3.10m)

Brick base with double glazed windows and glass roof, the windows have fitted blinds and there are "sail" blinds that are fitted, tiling to floor with under floor heating, double glazed bi-folding doors to the rear garden.

Study

9' 8" x 9' 7" (2.95m x 2.92m)

Radiator, coving to ceiling, double glazed window to rear aspect.

Utility Room

9' 7" x 6' 8" (2.92m x 2.03m)

Base utility unit and single wall unit, sink, plumbing for washing machine, double glazed window and double glazed door to the rear, door the garage and door to the boot room.

Boot Room

6' 8" x 5' 3" (2.03m x 1.60m)

Tiling to floor, double glazed window to rear aspect.

Galliered Landing

Radiator, double glazed window to the front, radiator, access point to the loft with drop down ladder, the loft is partly boarded and has a light.

Master Bedroom

13' 6" to wardrobe front x 12' 3" (4.11m to wardrobe front x 3.73m)

Radiator, coving to ceiling, extensive range of wall to wall built in wardrobes, double glazed window to rear aspect, door to the en-suite shower room.

En-Suite Shower Room

WC, wash hand basin, step in shower cubicle, chrome heated towel rail, double glazed window to rear aspect.

Bedroom

11' 8" x 11' 7" (3.56m x 3.53m)

Radiator, coving to ceiling, double glazed window to front aspect.

Bedroom

9' 8" x 9' (2.95m x 2.74m)

(plus door recess) Radiator, coving to ceiling, double glazed window to rear aspect.

Bedroom

13' x 6' (3.96m x 1.83m)

Radiator, coving to ceiling, double glazed window to front aspect.

Family Bathroom/Wc

WC, wash had basin, corner bath with shower attachment, step in shower cubicle, chrome heated towel rail, recess lighting, tiling to walls, double glazed window to rear aspect.

Double Garage

16' 8" x 15' 5" (5.08m x 4.70m)

Two up and over doors, power and light. Double glazed window to the side aspect, access point to garage loft which is partly boarded and has a light.

Front Garden

With parking for numerous vehicles and lawned area.

Rear Garden

A large family sized rear garden, very well planted with mature shrubs and trees, there is a large patio area for outdoor entertaining and a feature pond in two sections with adjoining waterfall. Gated side access on both sides with security lighting, outdoor socket and outdoor tap,



view this property online shipways.co.uk/Property/KMS115306



welcome to

Reeve Court, Kidderminster

- LARGER DETACHED FAMILY HOME WITH DOUBLE GARAGE
- FOUR BEDROOMS (MASTER EN-SUITE SHOWER ROOM/WC)
- GAS RADIATOR HEATING & DOUBLE GLAZING
- OWNED OUTRIGHT SOLAR PANELS
- STUNNING GARDEN ROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/KMS115306



Property Ref:
KMS115306 - 0012

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.


shipways



01562 829900



kidderminster@shipways.co.uk



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



shipways.co.uk