



**Roden Avenue, Kidderminster DY10 2RE**



**welcome to**

**Roden Avenue, Kidderminster**

\*\*\*THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME\*\*\*BEAUTIFUL CONDITION\*\*\*LARGE REAR GARDEN\*\*\*EXCELLENT LOCATION\*\*\*LARGE BREAKFAST KITCHEN AREA\*\*\*





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](http://www.focalagent.com)

## Approach

### Entrance Hall

### Lounge

12' 8" x 11' 10" max ( 3.86m x 3.61m max )

### Dining Room

12' 2" x 11' 4" max ( 3.71m x 3.45m max )

### Cloakroom/Wc

### Breakfast Kitchen

26' 5" max x 11' 10" ( 8.05m max x 3.61m )

### Utility Room

8' 8" x 8' 7" ( 2.64m x 2.62m )

### Landing

### Bedroom One

15' 4" into bay x 11' 11" max ( 4.67m into bay x 3.63m max )

### Bedroom Two

14' 6" max x 11' 5" ( 4.42m max x 3.48m )

### Bedroom Three

8' 3" x 8' 1" ( 2.51m x 2.46m )

### Bathroom

### Rear Garden

### Workshop/Outhouse

### Agent Note

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## Roden Avenue, Kidderminster

- THREE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- BEAUTIFUL CONDITION
- EXCELLENT LOCATION
- LARGE REAR GARDEN
- DOUBLE GLAZED AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: E

Council Tax Band: D

offers over

**£350,000**



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Property Ref:  
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