



Roden Avenue, Kidderminster DY10 2RE

welcome to

Roden Avenue, Kidderminster

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





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

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

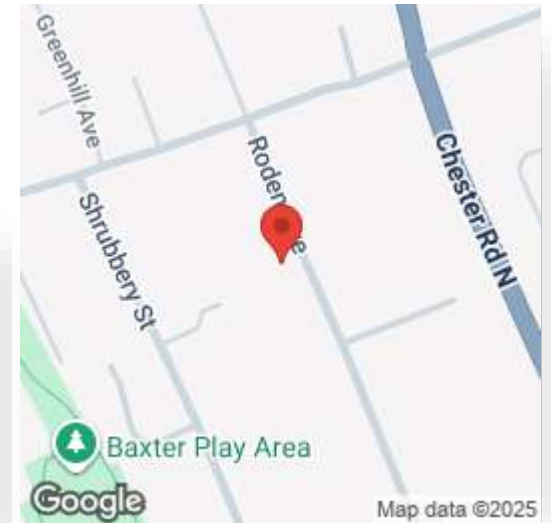
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Roden Avenue, Kidderminster

- 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KMS115270 - 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.

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