



12A Baskerville Road, Kidderminster DY10 2YF

G HERBERT
BANKS

EST. 1898

12A Baskerville Road
Kidderminster
Worcestershire
DY10 2YF

A well presented three bedroom detached family home with vacant possession.

- Entrance hall
- Living Room
- Breakfast Kitchen
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Rear Garden
- Cul-de-sac
- In all about 907sqft

Situation

12A Baskerville Road is situated in a cul-de-sac location off Sion Hill.

Kidderminster is a large Wyre Forest town, which provides an extensive range of amenities including: a railway station with direct connections to Birmingham and London. The property lies within walking distance to Baskerville convenience store, The Hare & Hounds Pub, Baskerville Play Park and both junior and senior schools.

Description

12A Baskerville Road is an ideal purchase for a family to obtain a large family home.

Approached into an entrance hallway with stairs rising to the first floor, a number of doors lead off to the breakfast kitchen, living room and downstairs WC.

The good-size breakfast kitchen has a range of wall and floor mounted cabinets with working surfaces over and there are a number of spaces for free standing appliances.

There is a downstairs cloakroom and useful storage cupboard.

The light and bright dual aspect lounge has feature fireplace and French doors leading out to the rear garden.

To the first floor are three bedrooms and family bathroom with WC, wash hand basin and bath with shower over.

Outside

The rear garden is mainly laid to lawn which wraps around to the side with patio area.

There is a block paved driveway to the front of the property which provides parking for several cars.

GENERAL INFORMATION

Energy Performance

Current Rating: 69C
Potential Rating: 81B
Carried out: 15th February 2023

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority

Wyre Forest District Council – T: 01562 732928

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///drum.acute.bubble

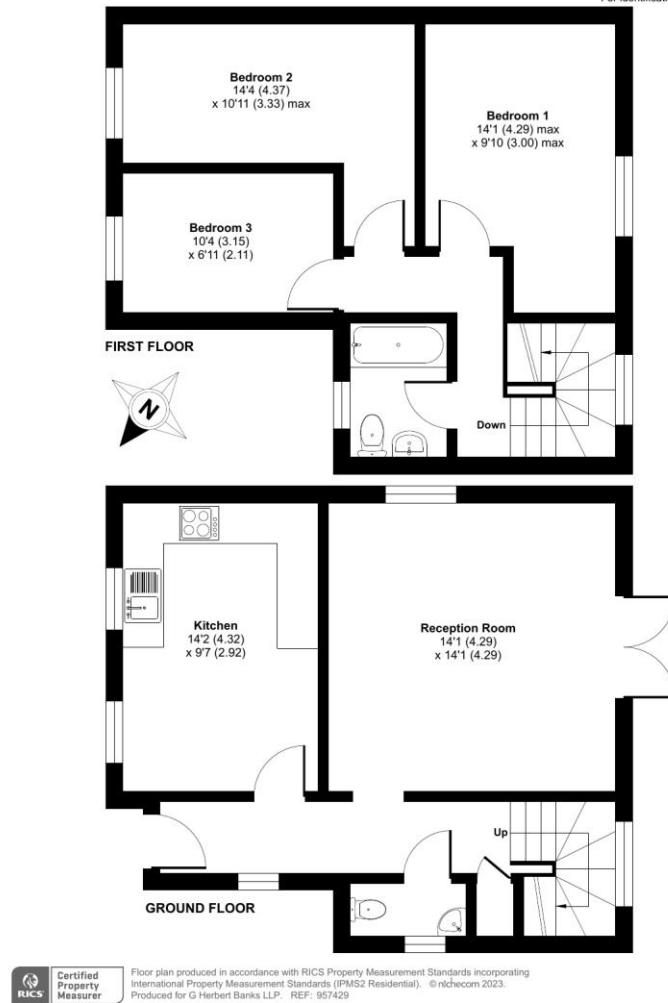


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 907 sq ft / 84.2 sq m

For identification only - Not to scale



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