



**35 Upton Road
Kidderminster
Worcestershire**



35 Upton Road Kidderminster Worcestershire DY10 2YB

Semi-detached family home set in a good-sized plot with some lovely views.

Entrance Porch, Front to Back Lounge, Kitchen.

3 Bedrooms and Family Bathroom.

In all about 942 sq.ft.

Garage, Large Front Garden with Driveway, Rear Garden

Situation

35 Upton Road is located in an established 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 and Hounds Pub, Baskerville Play Park and both junior and senior schools.

Description

35 Upton Road is currently being offered for sale with Tenants in Situ. This is an ideal investment opportunity to obtain a large family home with long standing tenants.

Approached into an entrance porch, this leads into a inner hallway with stairs rising to the first floor. Off this provides doors to the good-sized lounge and kitchen.

The lounge has a large feature fireplace with gas fire and French doors leading out the rear garden.

Kitchen has wall and floor mounted cabinets with working surfaces over and spaces for appliances. A door leads to the adjoining garage.

To the first floor are 2 double bedrooms and 1 good-sized single. 2 of the rooms benefit from having attractive views.

These are serviced by a family bathroom with sink basin, bath with shower over, W.C and cupboard housing the boiler.



Outside

To the front is a large lawned area with tarmacadam driveway.

The rear garden is a manageable size with a mixture of lawn and patio.

General Information

Agents Note

This property is currently being sold with sitting Tenants who are holding over a periodic tenancy.

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority

Wyre Forest District Council Tel: 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

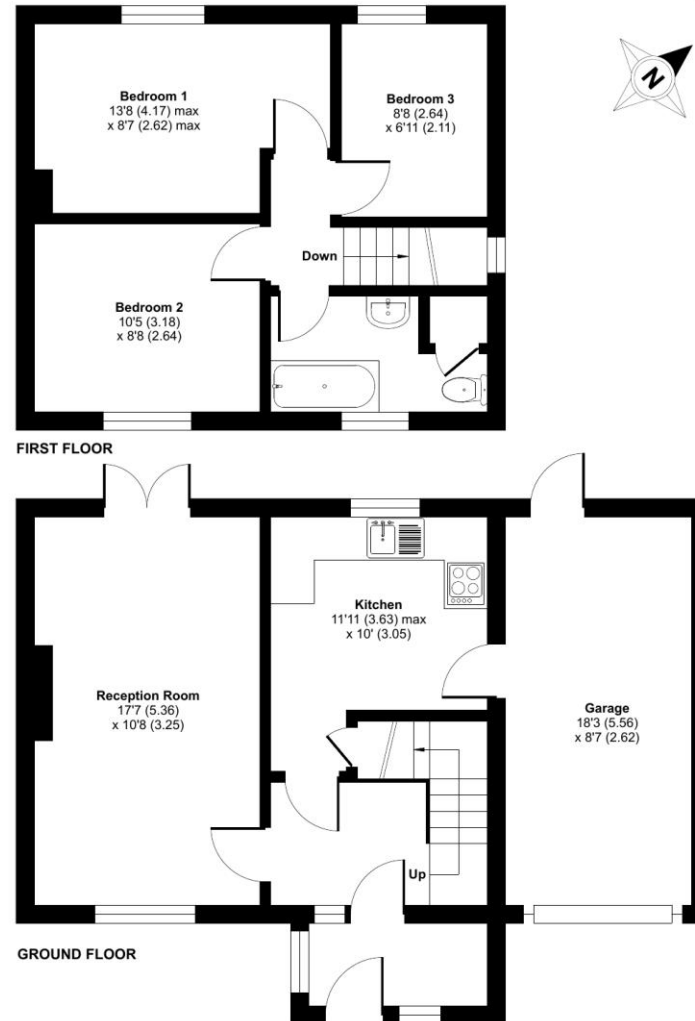
From Kidderminster proceed around the ring road onto the Stourbridge Road A449 signposted to Wolverhampton. In Broadwaters take a left hand turn into Sion Hill and then the 2nd left-hand turn into Upton Road. Continue along Upton road for a short while and the property will be found on your right-hand side as identified by the agents for sale board,

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Upton Road, Kidderminster, DY10

Approximate Area = 942 sq ft / 87.5 sq m (includes garage)

For identification only - Not to scale



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