



35 Upton Road, Kidderminster DY10 2YB

G HERBERT
BANKS

EST. 1898

35 Upton Road Kidderminster DY10 2YB

A semi detached family home set in a larger than average sized plot with some lovely views. Offered with vacant possession.

- Entrance Porch
- Front to Back Lounge
- Kitchen
- Three Bedrooms
- Family Bathroom
- Garden with Driveway
- Garage
- 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 & Hounds Pub, Baskerville Play Park and both junior and senior schools.

Description

35 Upton Road is an ideal family home or could make an ideal investment opportunity.

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 to the rear garden.

The 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 two double bedrooms and a good sized single bedroom. Two of the rooms benefit from having attractive and far reaching views.

These are serviced by a family bathroom with wash hand basin, bath with shower over, WC and cupboard housing the boiler.

Outside

To the front is a large lawned area with tarmacadam driveway providing off road parking for several vehicles and leading to the attached garage. The property offers scope to extend subject to planning permission.

The rear garden comprises paved patio with steps down to a lawned area plus an additional garden area beyond the hedging.

Energy Performance

Current Rating: 62D
Potential Rating: 87B
Carried out: 19th February 2023

Services

Mains water, electricity and drainage.

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 ///escape.focal.tent

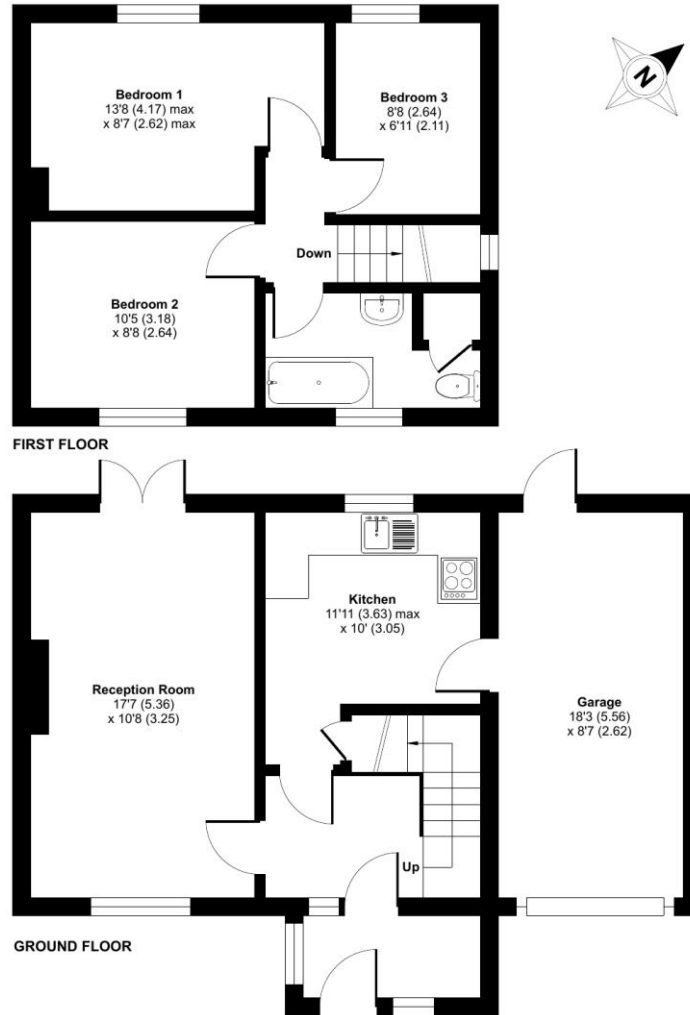
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Approximate Area = 942 sq ft / 87.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for G Herbert Banks LLP. REF: 963571



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