**The Property Perspective**
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PROPERTY PERSPECTIVE

# Beechcroft Road, Kidderminster, DY11 5NA          £275,000

*** OPEN DAY BY APPT ONLY 17.05 9-11AM ****

Situated on a corner plot and providing a much improved interior and potential to extend is this two double bedroom bungalow situated on a small quiet cul de sac with good access to local shops, schools and amenities. The property provides a good sized lounge dining area, additional conservatory, fitted kitchen, re fitted bathroom, two double bedrooms and a single garage. The property is END OF CHAIN.

# 2 Beechcroft Road, Kidderminster, DY11 5NA

Kidderminster is a historic town located in Worcestershire, set north of the River Stour and east of the River Severn. It is conveniently positioned 17 miles south-west of Birmingham and 15 miles north of Worcester. The town offers a great selection of pubs, cafes, restaurants, independent shops, and a variety of sports and leisure facilities, as well as excellent schools for all ages.

## ENTRANCE HALL
Access to to rooms, carpet flooring, storage cupboard

## LOUNGE DINING AREA 19'8" x 10'5" (6.0 x 3.2 )
Double glazed window to front aspect, door to conservatory, wood laminate flooring

## CONSERVATORY 10'2" x 6'10" (3.1 x 2.1)
Double glazed conservatory with access to gardens

## KITCHEN AREA 8'6" x 7'10" (2.6 x 2.4)
Double glazed window to rear aspect, door to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, tiled surrounds, intgrated and free standing appliances

## BEDROOM 11'9" x 9'10" (3.6 x 3.0 )
Double glazed window to front aspect, carpet flooring

## BEDROOM 9'10" x 8'6" (3.0 x 2.6 )
Double glazed window to front aspect, carpet flooring

## BATHROOM
Matching white bathroom suite with tiled surrounds and frosted double glazed window

## OUTSIDE
Large corner plot rear gardens with potential to extend and providing high degrees of privacy. Single garage and driveway parking to the front







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