



**3 Saxifrage Place, Kidderminster, DY10 1NH**  
**£325,000**

## The Property Perspective

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We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary bathroom and WC. Items of note include Bi fold doors to rear, off road parking and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front plus a detached garage.

Tenure - Freehold  
Council Tax - Band D

The property comprises

### Ground Floor

#### Entrance Hall

With fitted flooring.

**Lounge 14'2" (max) x 12'7" (max) (4.34m (max) x 3.85m (max))**

With fitted flooring.

**Dining Kitchen 21'11" (max) x 8'3" (max) (6.69m (max) x 2.53m (max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops Oven, hob, hood, dishwasher and fridge freezer plus splash back. With fitted flooring.

**Sunroom 10'5" (max) x 8'10" (max) (3.19m (max) x 2.70m (max))**

Bi-fold doors for access to rear plus fitted flooring.

**WC 6'2" (max) x 4'0" (max) (1.89m (max) x 1.23m (max))**

Modern white sanitary ware with tiling plus fitted flooring.

### First Floor

#### Landing

With fitted flooring plus access to store.

**Bedroom 1 12'9" (max) x 12'0" (max) (3.91m (max) x 3.67m (max))**

With fitted wardrobes plus fitted flooring.

**Bedroom 2 13'0" (max) x 8'0" (max) (3.97m (max) x 2.44m (max))**

With fitted wardrobes plus fitted flooring.

**Bedroom 3 8'4" x 8'4" (2.55m x 2.55m)**

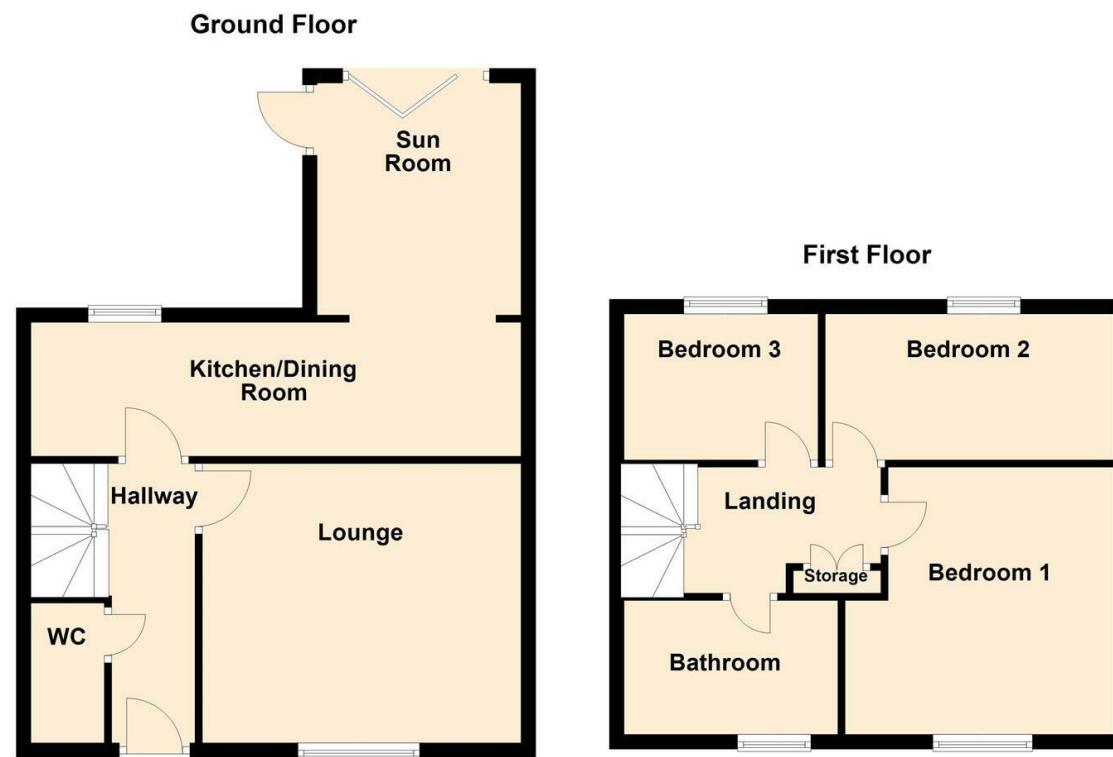
With fitted wardrobes plus fitted flooring.

**Bathroom 11'5" (max) x 6'2" (max) (3.49m (max) x 1.89m (max))**

Having a shower with screen to floor, tiled walls, white sanitary ware, vanity basin plus chrome ladder radiator.

### External

There are well presented and upgraded gardens. There is off road parking to the front leading to a detached garage.



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