



11 Peacock Mews, Kidderminster, DY10 2LE  
£280,000



## The Property Perspective

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PROPERTY  
PERSPECTIVE

The property is located in a quiet residential area, with Stourvale Nature Reserve on the doorstep, and St Marys CofE Primary School within walking distance.

### ENTRANCE HALL

built-in storage, wood effect laminate flooring, ceiling light point, panelled radiator and stairs up to the first floor.

### LOUNGE 20'11" x 8'10" (6.4 x 2.7)

wood effect laminate flooring, two ceiling light points, panelled radiator and a double glazed window.

### CLOAKROOM WC

wash hand basin and low flush WC. Vinyl flooring, small panelled radiator, ceiling light point and a double glazed frosted window to the front.

### UTILITY 9'6" x 5'2" (2.9 x 1.6 )

wall and base units, work surface space and an inset sink and drainer unit. Plumbing for a washing machine, tiled flooring, panelled radiator and a ceiling light point.

### KITCHEN DINING ROOM 16'8" x 16'4" (5.1 x 5.0)

open-plan kitchen/diner boasting a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob and plumbing for a dishwasher. Tiled flooring, ceiling light point and a double glazed window to the rear. Spacious dining area offering tiled flooring, two ceiling light points, panelled radiator and a double glazed window and door to the rear.

### FIRST FLOOR LANDING

### LOUNGE AREA 21'11" x 17'0" (6.7 x 5.2)

double glazed windows and a door leading out to a fantastic balcony. Wood effect laminate flooring, two ceiling light points and a panelled radiator.

### BEDROOM 15'1" x 9'10" (4.6 x 3.0)

double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

### BATHROOM

Modern white suite comprising a wash hand basin, low flush WC and a panelled bath with shower over. Partially tiled walls, vinyl flooring, ceiling light point and a panelled radiator. Double glazed frosted window to the front.

### SECOND FLOOR LANDING

### BEDROOM 15'1" x 10'9" (4.6 x 3.3 )

double bedroom boasting large built-in wardrobes, wood effect laminate flooring, ceiling light point, panelled radiator and double glazed French doors opening onto a balcony.

### EN SUITE

wash hand basin, WC and a walk-in shower cubicle. Partially tiled walls, vinyl flooring, ceiling light point and a panelled radiator. Double glazed frosted window to the rear.

### BEDROOM 15'5" x 14'1" (4.7 x 4.3 )

built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and two double glazed windows to the front.

### OUTSIDE

Low maintenance garden space, overlooking the stunning canal! Mainly patio and gravel, with a metal fence boundary. A gate opens to further garden area on the bank and steps leading down to the canal path.

