



severn estates

40 High Street,
Stourport-on-Severn
Worcestershire DY13 8BS
Tel: 01299 826777
Fax: 01299 828686

2-4 Marlborough Street,
Kidderminster
Worcestershire DY10 1AY
Tel: 01562 748877
Fax: 01562 753489

www.severnstateagents.co.uk



12 Poplar Road, Kidderminster, Worcestershire, DY11 6ND

Calling all First Time Buyers and Buy To Let Investors.

We are pleased to offer For Sale this Traditional mid terraced property which is close to Kidderminster Town Centre and walking distance of Brintons Park, The accommodation has been well cared for and comprises of a lounge, dining room, kitchen, garden room / utility, cloakroom and access to the understairs cupboard on the ground floor, two bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system and double glazing. Available with No Upward Chain.

Contact the office for more details.

Epc Band D

Council Tax Band A.

Offers Around £164,950

12 Poplar Road, Kidderminster, Worcestershire, DY11 6ND

Entrance Door

Opens into the lounge.

Lounge

12'1" x 12'1" max into bay 10'5" min (3.7m x 3.7m max into bay 3.2m min)



Having a double glazed bay window to the front, fire surround, radiator and door to the inner lobby.

Inner Lobby

Having a staircase to the first floor landing.

Dining Room

12'1" x 11'9" (3.7m x 3.6m)



Having a double glazed window to the rear, fire surround radiator, laminate wood effect flooring, door to understairs storage and door to the kitchen.

Kitchen

13'9" x 5'10" (4.2m x 1.8m)



Having wall and base cabinets with white doors and complementary work surface over, single drainer sink unit with mixer tap, breakfast bar, space for domestic appliance, radiator, two windows to the side and door to the garden room / utility.

Garden Room / Utility

17'4" x 5'2" (5.3m x 1.6m)



Having plumbing for washing machine, door to cloakroom and double glazed double doors to the rear garden.

Cloakroom

4'11" x 2'11" (1.5m x 0.9m)

With Toilet Cistern.

First Floor Landing

Having doors to both bedrooms.

12 Poplar Road, Kidderminster, Worcestershire, DY11 6ND

Bedroom One

12'5" x 10'5" (3.8m x 3.2m)



Having a double glazed window to the front, radiator and a cupboard housing the gas central heating boiler.

Bathroom

8'10" x 5'10" (2.7m x 1.8m)



Fitted with a white suite having a panel bath with shower and screen over, pedestal wash hand basin, W/C, part tiled walls, radiator and double glazed window to the rear.

Bedroom Two

12'5" x 11'9" max 11'5" min (3.8m x 3.6m max 3.5m min)



Having a double glazed window to the rear, radiator and door to the bathroom.

Rear Garden



Having a patio area leading to the lawn.

Rear Elevation

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

12 Poplar Road, Kidderminster, Worcestershire, DY11 6ND

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

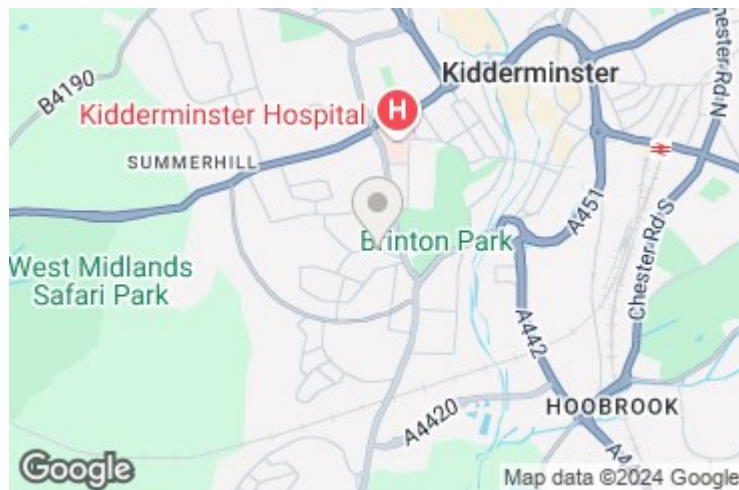
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

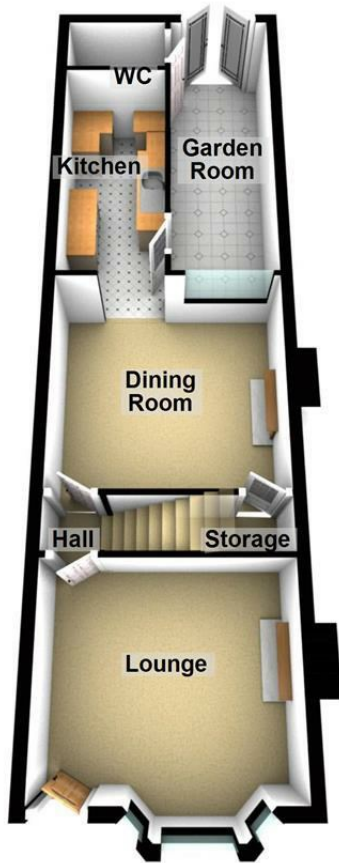
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

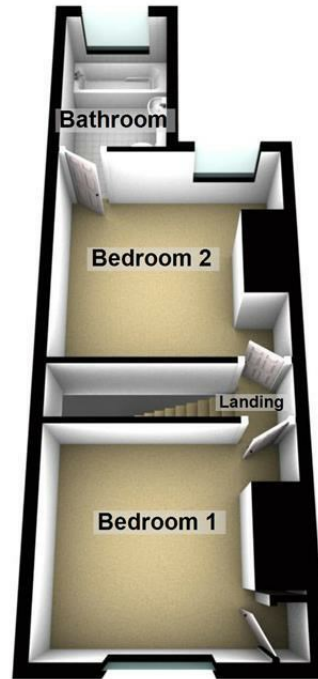
RP14/07/2023-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 