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10 Woodbury Close, Kidderminster, Worcestershire, DY11 7TL

A versatile and spacious extended family home situated around a 'Village Green' within the highly desirable location of Hartlebury which offers easy access to the main road networks leading to Worcester, Bromsgrove and Kidderminster, along with Hartlebury Train Station, plus local convenience store and highly acclaimed Hartlebury Primary School. The property has been well cared for by the current owner and offers incredibly flexible and spacious accommodation which briefly comprises a living room, sitting room, kitchen diner, utility, cloakroom, versatile ground floor bedroom and ensuite bathroom. The first floor offers three bedrooms, ensuite shower room, family bathroom and a further shower room. Benefitting further from off road parking and rear garden. Internal inspection is essential to truly appreciate the size and versatile nature of the property on offer.

EPC Band C.
Council Tax Band C.

Offers Over £365,000

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Entrance Door

Opening to the porch area.

Porch Area

Having a double glazed window to the front, understairs storage cupboard and walk-through to the hall.

Hall

Having a radiator, stairs rising to the first floor landing and doors to the living room, kitchen diner and bedroom four.

Living Room

20'4" x 12'5" max, 10'9" min (6.20m x 3.80m max, 3.30m min)



Having a double glazed window to the front, feature log burner inset to chimney breast, radiator and sliding door to the sitting room.



Kitchen Diner

25'3" x 12'5" max (7.70m x 3.80m max)



Dining Area



Having a run of wall and base units with complementary work surface over, radiator, open to the kitchen and door to the cloakroom.

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Kitchen Area



Fitted with wall and base units with complementary worksurface over and matching central Island, one and a half bowl sink unit with mixer tap, space for 'Range' style cooker with stainless steel splashback and hood over, plumbing for domestic appliance, tiled splash backs, radiator, double glazed window to the rear, skylight and doors to the utility and sitting room.

Sitting Room

11'9" x 10'2" (3.60m x 3.10m)



With double glazed double doors opening to the rear garden, radiator and skylight.

Utility

11'9" x 7'10" (3.60m x 2.40m)



Fitted with wall and base unit with complementary worksurface over, single drainer sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, radiator, tiled splash backs, double glazed window and door to the rear garden.

Cloakroom



Having a double glazed window to the side, w/c with concealed cistern, wash basin set to base unit and heated towel rail.

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Bedroom Four

12'9" x 9'2" *inc. w/robe (3.90m x 2.80m *inc. w/robe)



Accessed from the hall and offering a variety of uses but being best suited to a ground floor bedroom having a double glazed window to the front, radiator, fitted wardrobe and door to the ensuite bathroom.

Bedroom One

13'5" x 9'2" (4.10m x 2.80m)



Having a walkthrough to the main bedroom area with fitted wardrobe. The main bedroom area offers a double glazed window to the rear with a pleasant outlook, radiator, loft hatch and door to the ensuite shower room.

Ensuite Bathroom



Fitted with a white suite comprising a panelled bath, w/c, wash basin set to base unit, shower area, tiled walls and flooring, heated towel rail and double glazed window to the side.

Ensuite Shower Room



Fitted with a shower enclosure, w/c, pedestal wash basin, heated towel rail, tiled walls, double glazed window to the front and inset spotlights.

First Floor Landing

Having a double glazed window to the front, loft hatch and doors to bedrooms one, two, three, shower room and family bathroom.

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Bedroom Two

11'5" x 10'9" *inc. w/robe (3.50m x 3.30m *inc. w/robe)



Having a double glazed window to the rear with a pleasant outlook, radiator and fitted wardrobe.

Bedroom Three

12'5" max x 8'10" (3.80m max x 2.70m)



Having a double glazed window to the front overlooking the local 'Green' and radiator.

Rear Outlook



Front Outlook



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Family Bathroom

10'9" x 7'2" (3.30m x 2.20m)



Fitted with a white suite comprising a corner bath with shower attachment to the taps, w/c, wash basin set to vanity unit, inset spot lights, radiator, tiled splash backs and double glazed window to the rear.

Shower Room



With a shower enclosure and tiled walls.

Outside



Having a driveway providing off road parking.

Rear Garden



Rear Elevation



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Local Area



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.

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.

RF-031123-V1.0



Council Tax

Wychavon - Band C.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

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

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.

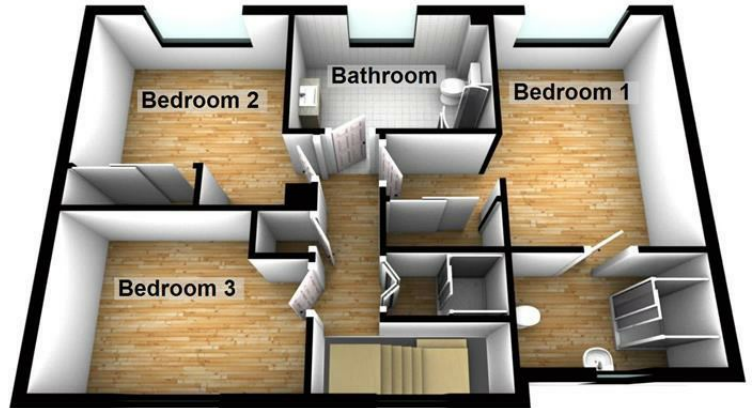
MONEY LAUNDERING REGULATIONS

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 