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143 Hurcott Road, Kidderminster, Worcestershire, DY10 2RG

* NO UPWARD CHAIN * PRICED FOR IMMEDIATE INTEREST * MUST BE VIEWED *
* SPACIOUS ACCOMMODATION * FOUR BEDROOMS *

We are delighted to offer For Sale this immaculately presented and refurbished semi detached house situated in this desirable residential location of Kidderminster which grants great access to the local amenities including main road networks leading to the Town Centre, Birmingham and Wolverhampton plus the nearby village of Hurcott with the picturesque 'Hurcott Pools & Wood' great for those looking for walks.

An early internal inspection is an absolute must to appreciate the fine features of the property and the fine mix of modern and traditional fittings. The flexible accommodation comprises of a delightful entrance porch, refitted kitchen diner with centre Island, breakfast room, cloakroom and lounge with feature bay with sash windows to the ground floor, master bedroom with ensuite shower room, three further bedrooms and beautiful family bathroom with a roll top bath. The property benefits further from a gas central heating system, double glazing, off road parking and rear garden. Internal inspection is essential to fully appreciate the property on offer.

EPC band D.
Council Tax Band C.

Asking Price £350,000

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Entrance Door

Open in to the hallway.

Reception Porch



Having double glazed windows to the front, tiled flooring, built in storage and a half glazed door opening into the open plan dining kitchen.

Kitchen Diner

20'8" x 11'1" (6.3m x 3.4m)



A fabulous and versatile open plan setup coupled with the breakfast room it offers a variety of layouts.

Kitchen Area



Fitted with a range of wall and base cabinets with butchers block effect work surface over, inset sink unit, built in 5 burner gas hob, cooker, plumbing for washing machine, central island with space below for appliances, part tiled walls, double glazed window to the rear, double doors to the rear garden, radiator and laminate wood effect flooring.

Dining Area



Having a radiator, double glazed window to the side, laminate wood effect flooring and open to the breakfast room.

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Breakfast Room

9'10" x 9'10" (3.0m x 3.0m)



Having a double glazed window to the rear, wooden effect flooring, door to the lounge and cloakroom.

Lounge

18'0" x 11'9" (5.5m x 3.6m)



Having a fantastic feature bay window with fitted sashes, inset log burner, radiator, door with glazed side panel into the inner lobby.

Cloakroom



Having a sink unit with mixer tap built in to a unit, W/C, radiator and door to storage cupboard.





Inner Lobby

Having staircase rising to the first floor landing.

First Floor Landing



Having a bespoke glazed balustrade and doors giving access to all first floor rooms.

Bedroom One

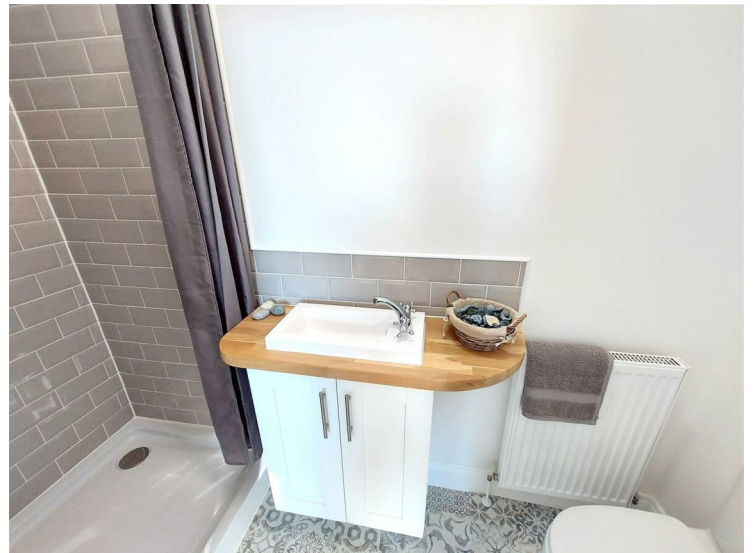
12'9" x 8'10" (3.9m x 2.7m)



Having a feature double glazed sash window to the front, radiator and door to the ensuite shower room.

Ensuite Shower Room

8'6" x 2'11" (2.6m x 0.9m)



Having a shower cubicle, wash hand basin built into unit, W/C and radiator.



Bedroom Two

11'1" x 10'2" (3.4m x 3.1m)

Having a double glazed window to the rear and radiator.

Bedroom Three

9'10" x 7'10" (3.0m x 2.4m)



Having a feature double glazed sash window to the side and a radiator.

Bedroom Four

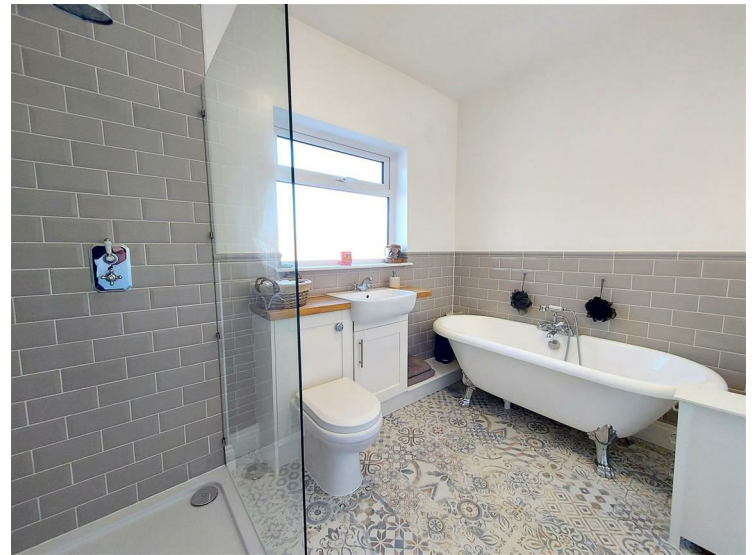
9'2" x 6'6" (2.8m x 2.0m)



Having a feature double glazed sash window to the front and a radiator.

Family Bathroom

9'10" x 6'6" (3.0m x 2.0m)



Beautifully refitted room with a roll top bath with shower tap, separate shower cubicle, wash hand basin & W/c built into a unit, radiator and double glazed window to the rear.

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Council Tax Band

Wyre Forest District Council - 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.

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.

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.

Fixtures & Fittings

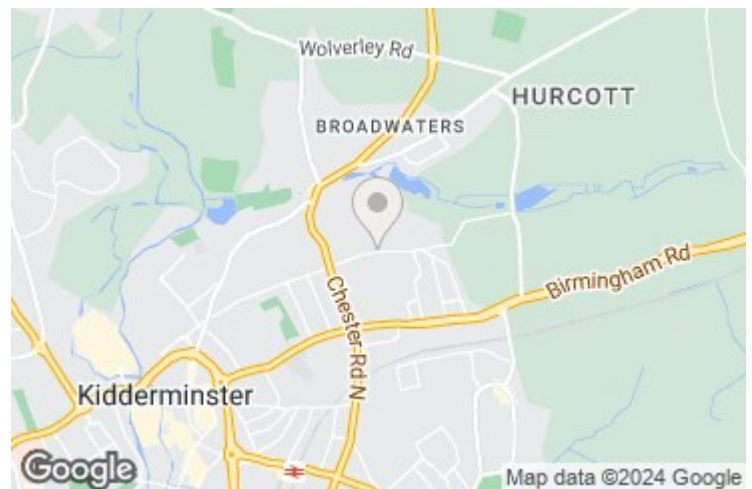
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

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.

RP-01-03-2022-V2.0



Outside



Driveway providing ample off street vehicular parking and gated access to the rear garden.

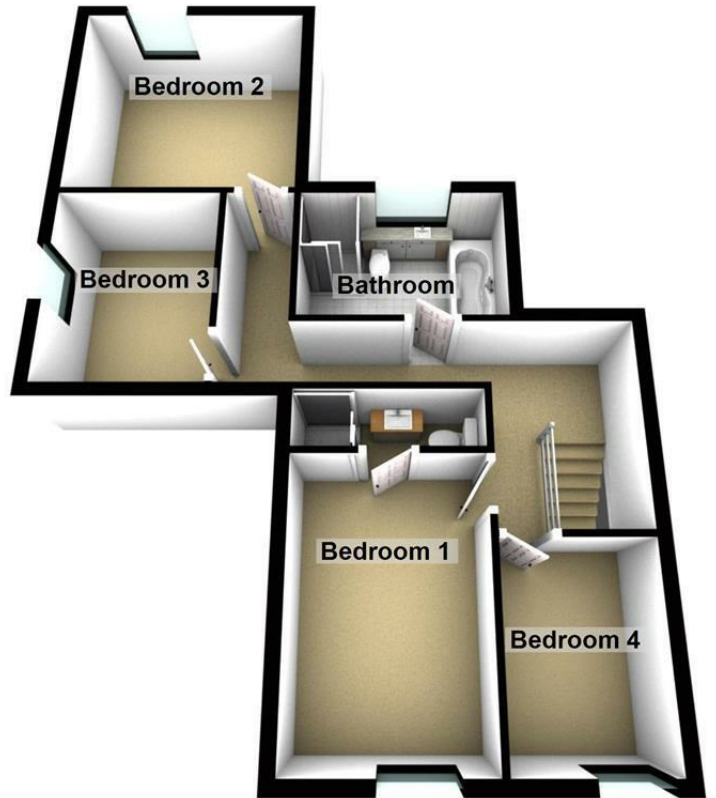


Rear Garden

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	