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**22 Longfellow Green, Kidderminster, DY10 3XW**

We are delighted to offer For Sale this mid terraced house situated upon this popular and convenient estate close to the local schools and shops, with public transport and main road networks close by. The accommodation which has been well cared for comprises of a through lounge / diner and kitchen to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating and double glazing. Book your viewing today to avoid missing out.

Epc Band c

Council Tax Band B

**Offers Around £184,950**



## 22 Longfellow Green, Kidderminster, , DY10 3XW

### Entrance Door

Composite double glazed door opens into the reception hall.

### Reception Hall

10'5" x 6'6" (3.2m x 2.0m)

Having a staircase to the first landing, radiator, storage cupboard, understairs area, doors to the lounge / diner and the kitchen.

### Lounge / Diner

21'7" x 12'5" max 8'6" min (6.6m x 3.8m max 2.6m min)



Having a double glazed window to the front and rear, two radiators, wood effect laminate flooring and a serving hatch to the kitchen.

### Lounge / Diner



### Lounge / Diner



### Kitchen

10'5" x 8'6" ( 3.2m x 2.6m)



Fitted with wall and base cabinets with grey doors and complimentary work surface over, single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, space for domestic appliance, part tiled walls, tiled flooring, double glazed window and door to the rear.

### Kitchen

### First Floor Landing

Having doors to storage cupboards, airing cupboard, bedrooms and bathroom.



## 22 Longfellow Green, Kidderminster, , DY10 3XW

### Bedroom One

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



Having a double glazed window to the front and radiator.

### Bedroom Three

8'6" x 7'10" (2.6m x 2.4m)



Having a double glazed window to the rear, storage cupboard and radiator.

### Bedroom Two

9'10" x 6'10" (3.0m x 2.1m )



Having a double glazed window to the front, storage cupboard and radiator.

### Bathroom

8'6" x 5'6" (2.6m x 1.7m)



Having a white suite comprising of a panel bath with a wall mounted shower and screen over, wash hand basin and W/C built into unit, tiled walls, heated towel rail and heated towel rail.



**Outside**



foregarden with paved pathway to the front door, set behind a communal green area.

**Outside**



**Rear Garden**



Paved patio area leads to the lawn with a rear access gate.

**Rear Garden**



**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.

**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.

**RP-06/06/2024-V2**

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