



45 Ray Mercer Way, Kidderminster, DY10 1NY

We are delighted to offer for sale this semi detached house which is situated upon the modern development and has been well cared for and much improved by the current owners with an internal viewing an absolute must to avoid missing out on the fine property which comprises of a cloakroom, lounge and refitted kitchen / diner to the ground floor, master bedroom with ensuite, two further bedrooms and family bathroom to the first floor. The property benefits further from double glazing, gas central heating, newly fitted and fully serviced ideal combi-boiler, lovely rear garden, parking to the front and rear with access to the detached garage with huge potential.

This property is close to the train station with direct links to Birmingham and Worcester.

EPC Band C.
 Council Tax Band C

Offers Around £285,000

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Entrance Door

Double glazed composite door opens into the reception hall.

Reception Hall

Having laminate wood effect flooring, radiator, doors to the lounge and cloakroom.

Cloakroom

Having a white suite comprising of a pedestal wash hand basin, W/C, tiled splashback, radiator, double glazed window to the front and spotlight fitting,

Lounge

16'4" max x 14'5" max into bay 10'2" min (5.0m max x 4.4m max into bay 3.1m min)



Having a double glazed bay window to the front, open plan staircase to the first floor landing with wooden balustrade, feature wall mounted electric fire, laminate wood effect flooring, radiator and door to the kitchen . diner.

Lounge



Kitchen / Diner

16'4" x 10'5" (5.0m x 3.2m)



Fitted with a range of wall and base cabinets with grey gloss doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, built in stainless steel double oven, gas hob with hood over, integrated appliances to include fridge / freezer, dishwasher and washing machine, double glazed window to the rear and laminate wood effect flooring.

Dining Area



Having double glazed double doors opening to the rear garden, base cabinets with complimentary work surface over, wood effect laminate flooring and radiator.

First Floor Landing

Having wood effect laminate flooring, wooden balustrade, access to the loft space, doors to airing cupboard housing the gas central heating boiler, storage cupboard, bedrooms and bathroom.

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Bedroom One

9'10" x 9'2" (3.0m x 2.8m)



Having a double glazed window to the rear, laminate wood effect flooring, built in wardrobe, radiator and door to the ensuite shower room.

Ensuite Shower Room

7'2" max x 4'11" (2.2m max x 1.5m)

Having a white suite comprising of a shower cubicle, pedestal wash hand basin, W/C, radiator, part tiled walls, double glazed window to the side, spotlights and extractor fan.

Bedroom Two

9'10" x 8'6" (3.0m x 2.6m)



Having a double glazed window to the front, built in wardrobe, laminate wood effect flooring and radiator.

Bedroom Three

9'6" x 6'2" m min (2.9m x 1.9 m min)



Having a double glazed window to the front, laminate wood effect flooring and radiator.

Family Bathroom

6'2" x 6'2" (1.9m x 1.9m)



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

Outside

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Garage

19'8" x 10'5" (6.0m x 3.2m)



Having an up and over door to the front, double glazed door to the side giving access to the rear garden. The ceiling height is 2.65m and has access through a loft hatch to further storage space.

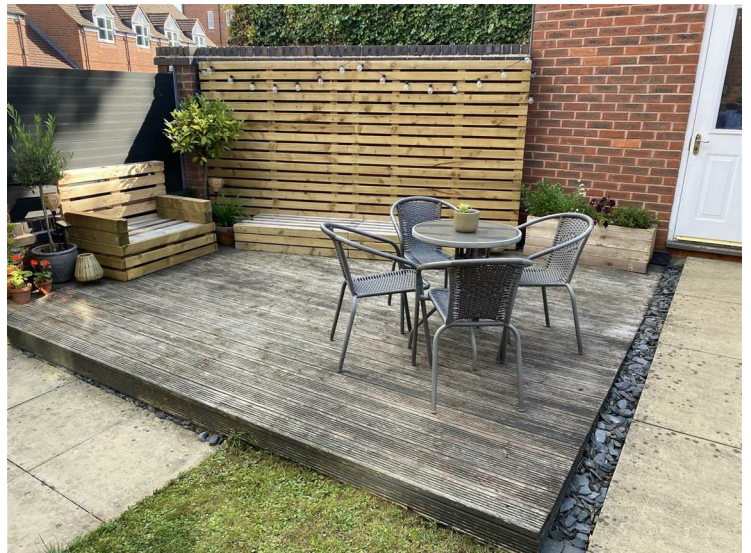
Rear Garden



Rear Garden



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 / electricity / gas / 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

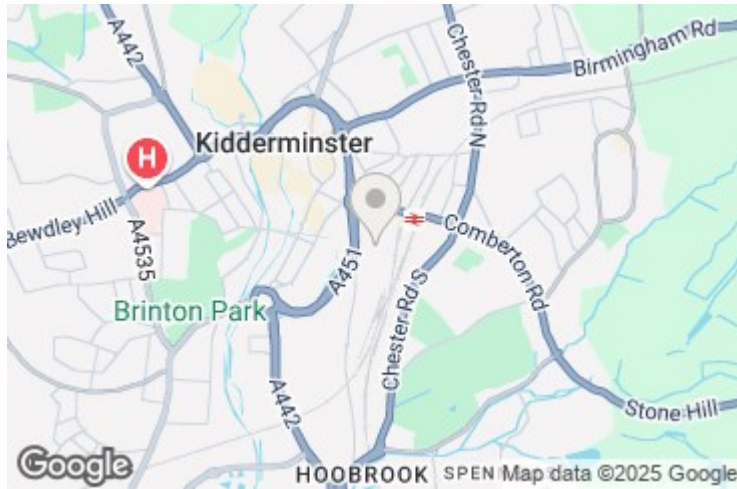
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

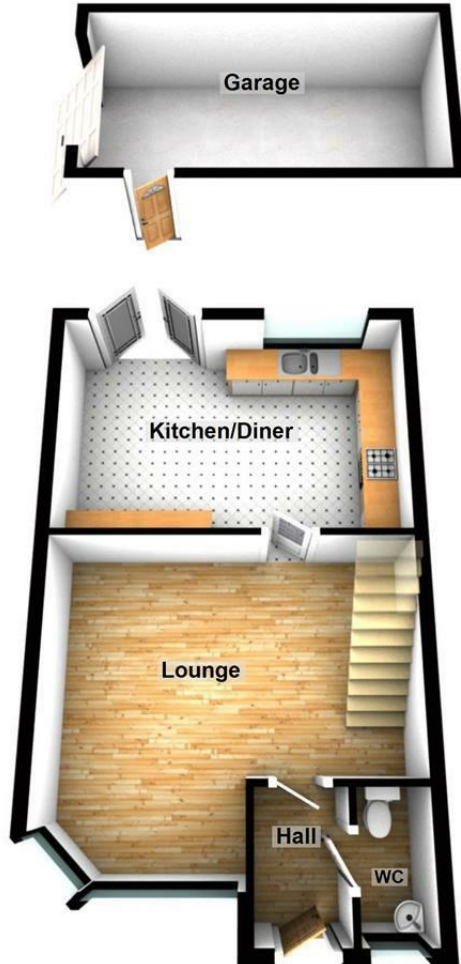
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

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-31/08/2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 