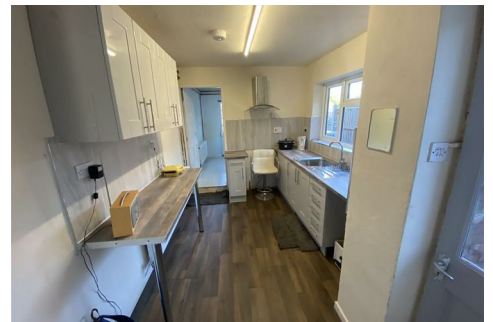




89 Wood Street, Kidderminster, DY11 6UB

We are delighted to offer For Sale this mid terraced house which has undergone a series of improvements which include a new kitchen, new flooring throughout and a new electric radiator heating system with a ground source heat pump. The accommodation comprises of a lounge, dining room, refitted kitchen, utility and cloakroom to the ground floor, two bedrooms and bathroom to the first floor and two bedrooms to the 2nd floor. The property benefits further from electric radiator heating, solar panels, double glazing, roof terrace and rear garden. Available with No Upward Chain. Book your viewing today.

Epc Band B
 Council Tax Band A

£175,000

89 Wood Street, Kidderminster, , DY11 6UB

Entrance Door

Opens into the lounge.

Lounge

11'9" x 10'9", (3.6m x 3.3,)



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

Inner Lobby

Having a staircase to the first floor landing and door to the dining room.

Dining Room

11'9" x 11'9" (3.6m x 3.6m)



Having a double glazed window to the rear, laminate wood effect flooring, radiator, door to the kitchen and the cellar

Refitted Kitchen

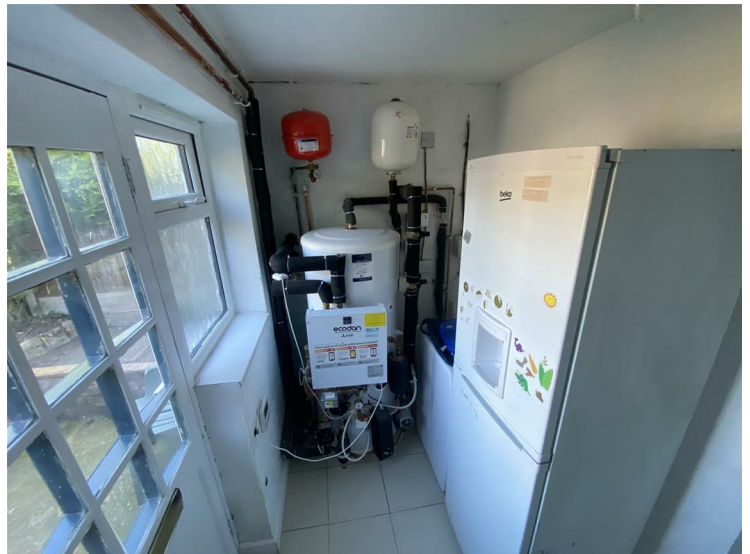
14'1" x 7'10" max 5'6" min (4.3m x 2.4m max 1.7m min)



Having wall and base cabinets with complimentary work surface over, single drainer sink with mixer tap, space for domestic appliance, part tiled walls, laminate flooring, breakfast bar, double glazed window and door to the side and further door to the utility.

Utility

9'2" max 5'2" min x 7'10" (2.8m max 1.6m min x 2.4m)



Having door and window to the rear and hot water system.

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Cloakroom

3'11" x 3'7" (1.2m x 1.1m)



Having a wall mounted wash hand basin, W/C, radiator, tiled flooring and double glazed window to the side

Bedroom Two

9'2" x 7'2" (2.8m x 2.2m)



Having a double glazed window to the rear, laminate wood effect flooring, radiator and door out to the roof terrace.

First Floor Landing

Having doors to two bedrooms and the bathroom with a staircase to the 2nd floor.

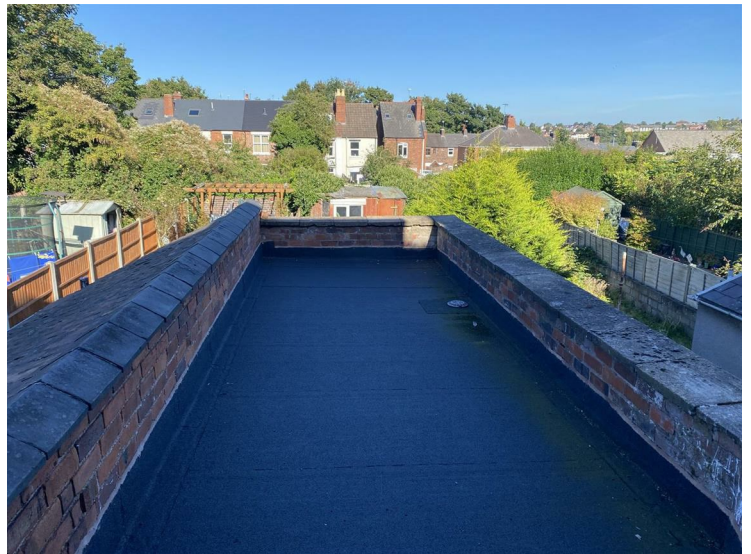
Bedroom One

14'1" x 11'1" (4.3m x 3.4m)



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

Roof Terrace



89 Wood Street, Kidderminster, , DY11 6UB

Bathroom

9'6" a 5'2" (2.9m a 1.6m)



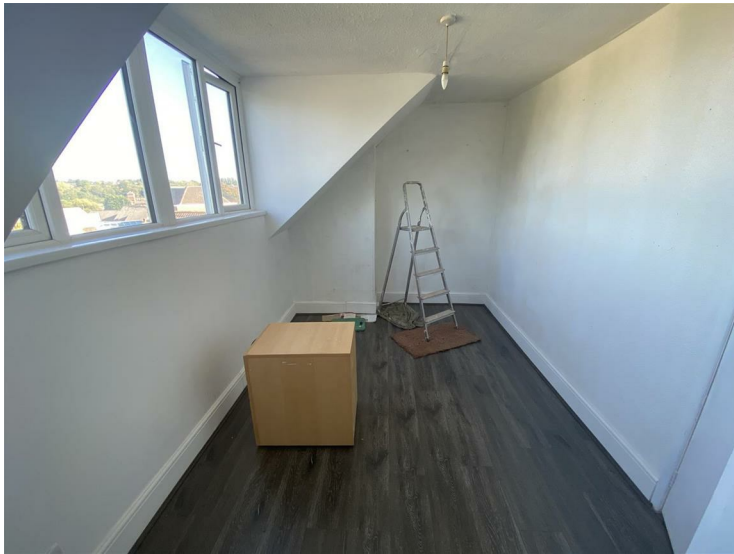
Fitted with a white suite comprising of a panel bath with shower over, pedestal wash hand basin, W/C, part tiled walls, double glazed window to the rear, tile effect lino and radiator.

2nd Floor Landing

Having access to bedrooms three and four.

Bedroom Three

14'1" x 8'2" (4.3m x 2.50)



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

Bedroom Four

9'2" x 8'6" plus 5'6" x 3'7" (2.8m x 2.6m plus 1.7m x 1.1m)



Having a double glazed velux window to the front and radiator.

Outside

Ground Source Heat Pump



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 / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Council Tax

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-16/09/24-V1

