



11 The Chestnuts, Kidderminster, DY11 7BN

Severn Estates are pleased to bring to market this delightful and cosy semi-detached bungalow located up on this desirable location aimed at the over 55's which offers a secure gated approached and easy access to the local amenities including convenience store, and main road networks leading to the Town Centre. Having been well cared for the property briefly comprises a living room, kitchen, two bedrooms and bathroom. Benefitting further from double glazing, gas central heating, allocated parking and rear garden. A visit to The Chestnuts is essential to fully appreciate the development and bungalow on offer.

EPC band C.
 Council Tax Band B.

Offers Around £250,000

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Entrance Door



Opening to the hall.

Hall

With doors to the living room, kitchen, both bedrooms and bathroom, plus storage cupboard, loft hatch, and radiator.

Living Room

13'9" max x 10'9" max (4.20m max x 3.30m max)



Having a double glazed sliding patio door opening to the garden, and radiator.



Kitchen

13'9" x 6'6" (4.20m x 2.00m)



Fitted with wall and base units with complementary worksurface over, built in oven and hob with extractor fan over, single drainer sink unit with mixer tap, plumbing for washing machine, radiator, double glazed window and tiled flooring.

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Bedroom One

17'8" max x 10'2" ma, 5'10" min (5.40m max x 3.10m ma, 1.80m min)



Being dual aspect with two double glazed windows, and radiator.

Bedroom Two

9'2" x 7'2" (2.80m x 2.20m)



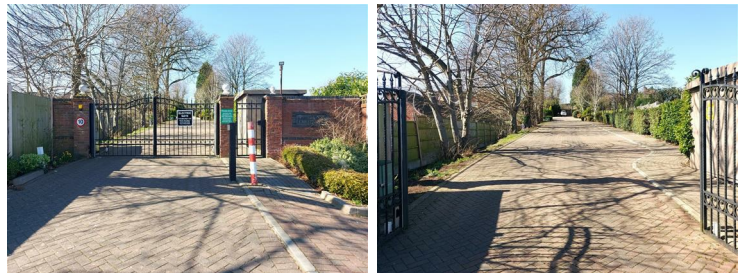
Having a double glazed window, and radiator.

Bathroom



Fitted with a suite comprising a bath with shower attachment to the taps, pedestal wash basin, w/c, radiator, tiled flooring, part tiled walls, double glazed window, and extractor fan.

Approach



Located through secure gated access with visitor parking.

Outside

Having an allocated parking space and access to the entrance door.

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Rear Garden



Rear Elevation



The Chestnuts



The Chestnuts is a small development located just off the Stourport Road in Kidderminster.

We have been informed as of (March 2025) that there is a monthly charge of £30 for the Community areas and access.

Council Tax

Wyre Forest DC - Band B.

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.

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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.

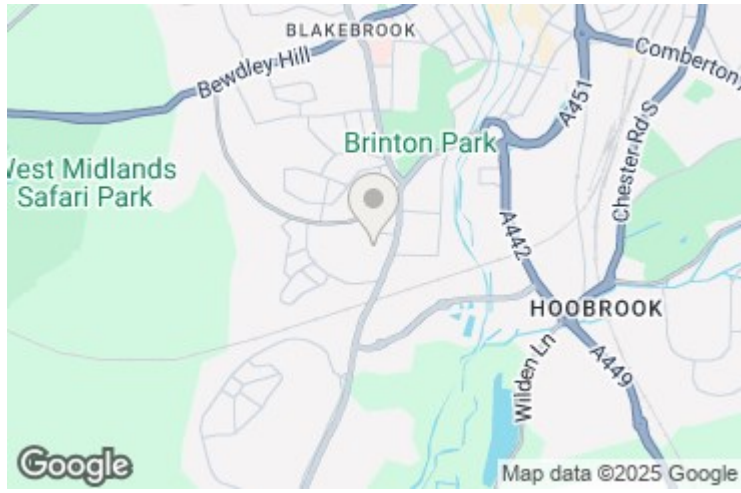
Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

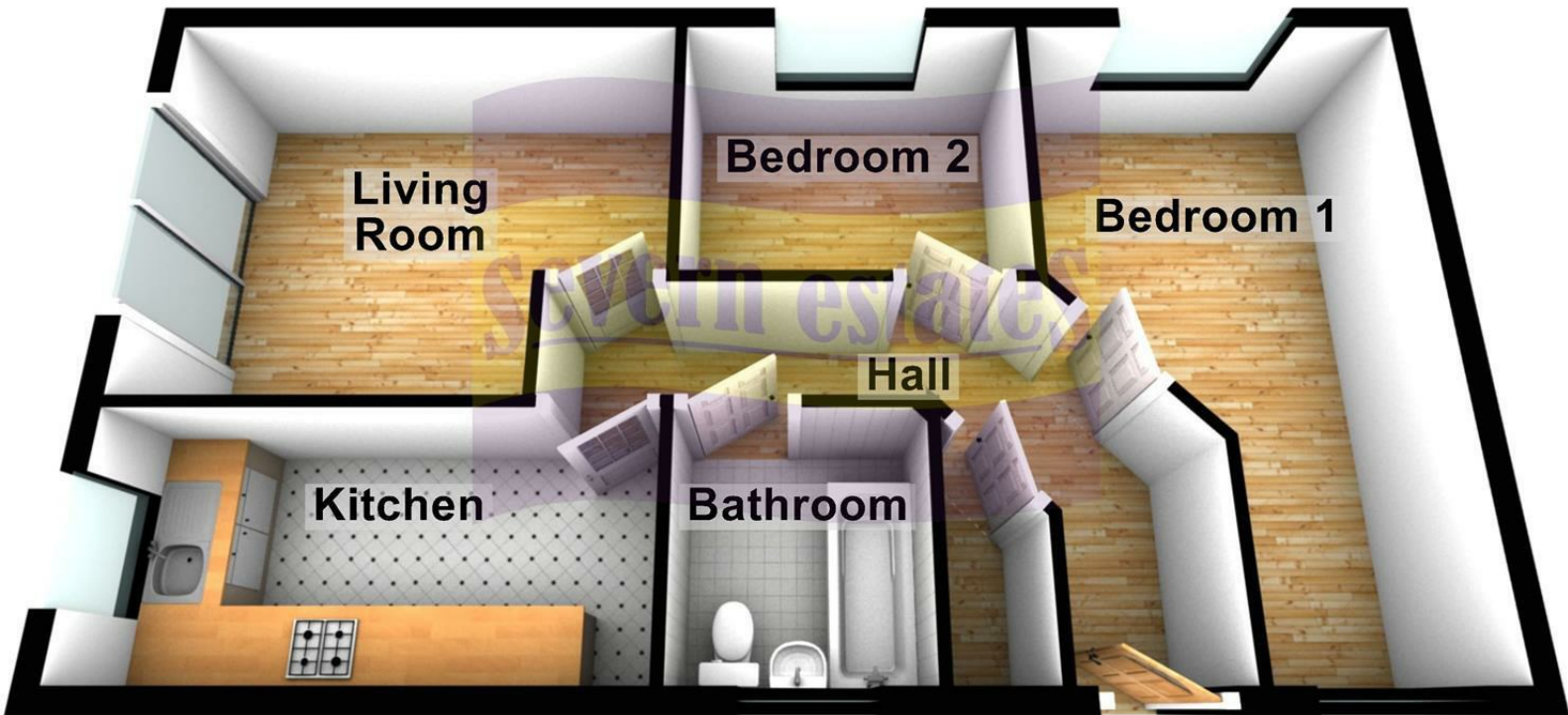
The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-200325-V1.0

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The Chestnuts



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	