



Severn Estates
40 High Street, Stourport on Severn
Worcestershire DY13 8BS
Tel: 01299 826777
sos@severnstateagents.co.uk
www.SevernEstateAgents.co.uk



36 Perrett Walk, Kidderminster, DY11 6SA

Calling all First Time Buyers and Buy to Let Investors

We are delighted to offer for sale this modern ground floor apartment which is ideally positioned for Kidderminster hospital, combined doctors surgery, Town Centre, Weavers Wharf and Crossley Retail Parks. The accommodation comprises of an open plan living area, kitchen, two bedrooms, ensuite and bathroom. The property benefits further from a gas central heating system, double glazing and parking area set behind remote control gates. The property is currently tenanted at a rental of £725pcm.

Call us today to register your interest.

Council Tax Band A.

Epc Band C.

Offers Around £125,000

36 Perrett Walk, Kidderminster, , DY11 6SA

Communal Entrance Door

Opens into the communal hallway where the door to the apartment is situated on the left.

Entrance Door

Opens into the reception hall.

Reception Hall

Having laminate wood effect flooring and doors to the open plan living area, bedrooms and bathroom.

Open Plan Living Area

14'9" max x 11'5" (4.5m max x 3.5m)

Having two double glazed windows to the front, wood effect laminate flooring, radiator and access to the kitchen area.

Kitchen Area

9'6" x 6'10" (2.9m x 2.1m)

Having wall and base cabinets with wood effect doors and complimentary work surface over, single drainer sink unit with mixer, built in stainless steel oven and gas hob, plumbing for washing machine, part tiled walls, wood effect laminate flooring, part tiled walls and double glazed window to the front.

Bedroom One

21'11" max 8'10" min x 11'1" (6.7m max 2.7m min x 3.4m)

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

Ensuite Shower Room

Having a shower enclosure, pedestal wash hand basin, W/C, part tiled walls, wood effect laminate flooring and heated towel rail.

Bedroom Two

9'6" x 7'6" min (2.9m x 2.3m min)

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

Bathroom

9'2" max x 7'2" (irregular shape) (2.8m max x 2.2m (irregular shape))

Having a shower bath with screen and shower tap, pedestal wash hand basin, W/C, part tiled walls and wood effect flooring.

Outside

Allocated Parking

Council Tax

Wyre Forest District Council - band A

Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. 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-24-04-2025-V1



