



89 Sutton Road, Kidderminster, DY11 6QS

VACANT PROPERTY - IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS

We are delighted to offer For Sale this traditional mid terraced house, which is conveniently situated for Kidderminster Town Centre, local doctors surgeries, hospital and main road networks. Having the enviable position of overlooking the park. The accommodation which has been well cared for comprises of a lounge, dining room, kitchen and bathroom to the ground floor and two bedrooms to the first floor. The property benefits further from a gas central heating system, double glazing, off road parking and a generous rear garden. Available with No Upward Chain.

Council Tax Band A.

Epc Band D.

Offers Around £140,000

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Entrance Door

Opens into the lounge

Lounge

11'9" x 9'2" (3.6m x 2.8m)



Having a double glazed window to the front, radiator and door to the inner lobby.

Inner Lobby

Having staircase to the first floor landing and doorway to the dining room.

Dining Room

12'1" x 10'9" (3.7m x 3.3m)



Having a double glazed window to the rear, radiator, door to the cellar and doorway to the gallery kitchen.

Gallery Kitchen

12'9" x 5'2" (3.9m x 1.6m)



Having wall and base cabinets with wood effect doors and complimentary work surface over, single drainer sink unit with taps, space for domestic appliances, plumbing for washing machine, part tiled walls, tiled flooring, double glazed window to the side, door to the ground floor bathroom and double glazed door to the rear garden.

Ground Floor Bathroom

8'2" x 4'11" (2.5m x 1.5m)



Having a white suite comprising of a panel bath, pedestal wash hand basin, W/C, part tiled walls, tiled flooring, double glazed window to the rear, radiator and wall mounted central heating boiler.

First Floor Landing

Having door to the bedrooms.

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Bedroom One

12'1" x 10'9" (3.7m x 3.3m)



Having a double glazed window to the rear and radiator.

Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)



Having a double glazed window to the front, radiator and door to storage cupboard with access to the loft space.

Outside

Rear Garden



Rear Garden



Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

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

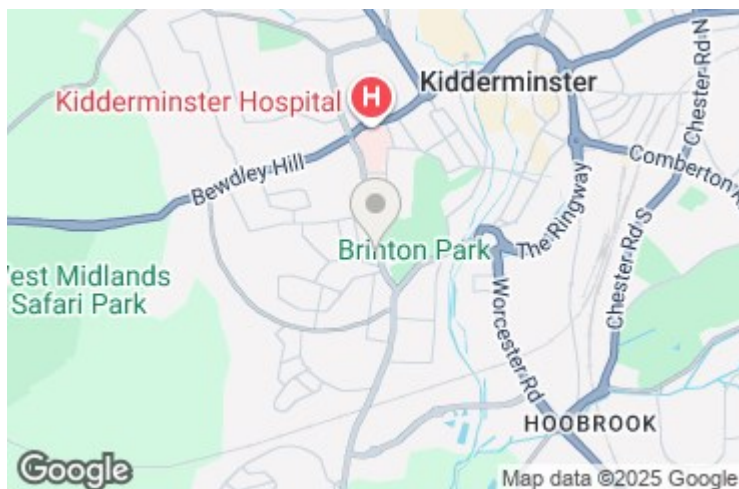
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

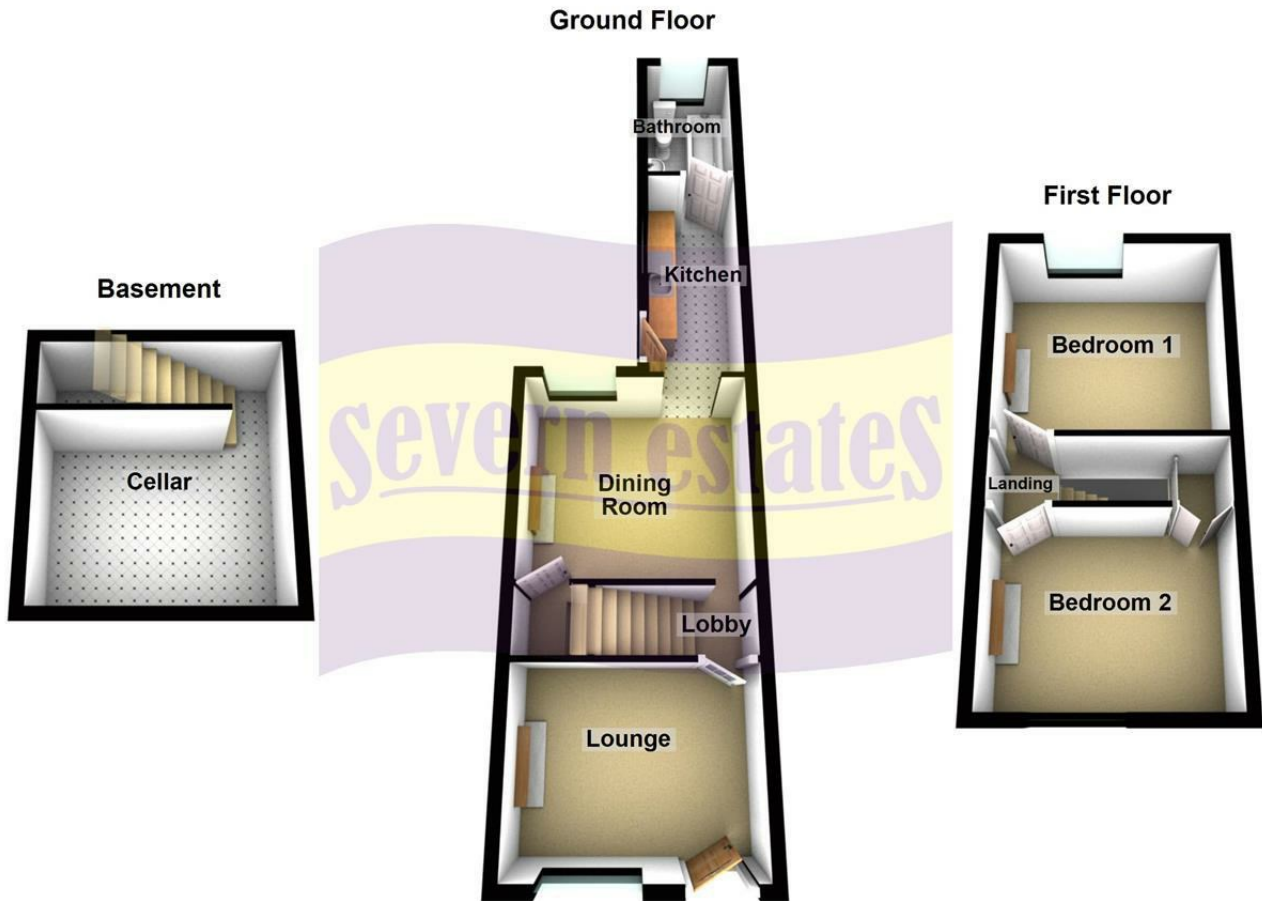
Disclaimer

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-31-07-2025-V1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	