



### **41 Shrubby Street, Kidderminster, DY10 2QZ**

This mid-terraced house comes to the market in need of modernisation but offers fantastic potential for the new owners. Being situated upon this incredibly popular residential area of Kidderminster the location boasts excellent transport links including trains station, bus stops, main road networks, and the Town Centre, plus the highly regarded Holy Trinity School & VI Form within easy reach.

The internal accommodation needs full refurbishment through-out and briefly comprises two reception rooms, kitchen, and W/C to the ground floor, two bedrooms, and bathroom to the first floor, plus the added benefit of loft space, and a cellar. Benefiting also from off road parking. Book your viewing today to see the potential on offer.

EPC band TBC.  
 Council tax - Band B.

**Offers Around £180,000**



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### Entrance Door

Being located along a passageway to the side, and opening to the hall.

### Hall

With doors to the living room, and dining room, stairs rising to the first floor, and door with steps leading to the cellar.

### Living Room

11'9" x 10'5" inc. chimney breast (3.60m x 3.20m inc. chimney breast)



With a double glazed window to the front, gas fire (untested), and coving to the ceiling.

### Dining Room

12'1" x 10'5" inc. chimney breast (3.70m x 3.20m inc. chimney breast)



Having a double glazed window to the rear, open fire place, radiator, coving to the ceiling, and door to the kitchen.

### Kitchen



Having wall and base units with worksurface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, part tiled walls, tiled flooring, two double glazed windows, door to the side, and door to the w/c.



### W/C

With a W/C and single glazed window to the side.

### First Floor Landing

With stairs rising to the second floor, and doors to both bedrooms, and bathroom.



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### Bedroom One

12'1" x 11'9" to w/robe (3.70m x 3.60m to w/robe)



Having a double glazed window to the front, fitted wardrobes, and radiator.

### Bedroom Two

12'1" x 7'10" inc. chimney breast (3.70m x 2.40m inc. chimney breast)



Having a double glazed window to the rear.

### Bathroom



Fitted with a bath with shower attachment to the taps, wash basin set to base unit, w/c, part tiled walls, radiator, and double glazed window to the rear.

### Second Floor

With door to the loft space\*.

### Loft Space\*

18'0" max into bay x 13'9" max, 10'9" min (5.50m max into bay x 4.20m max, 3.30m min)



Having a skylight to the rear, built in wardrobe, radiator, loft hatch, and eaves access.

\* Please be advised we have not seen any building regulations surrounding the loft space.





### Outside



Having a driveway providing off road parking.

### Rear Garden



With a traditional neighbouring right of way.

### Rear Elevation



### Council Tax Band

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.

### Tenure - Not Verified

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

### 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.

### Floorplan

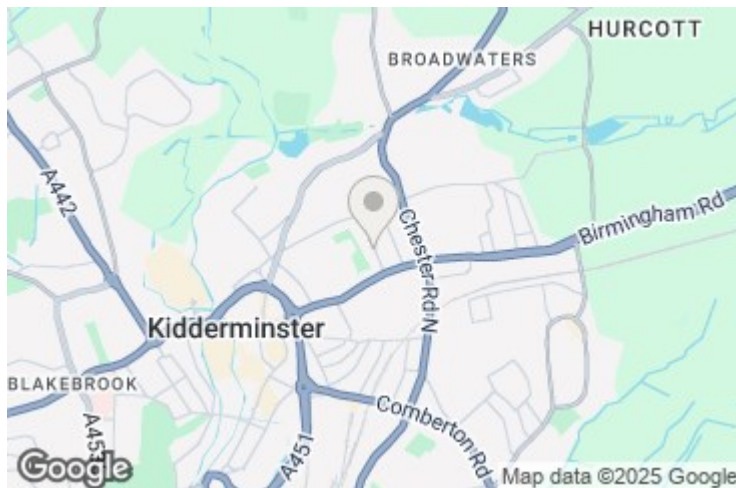
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

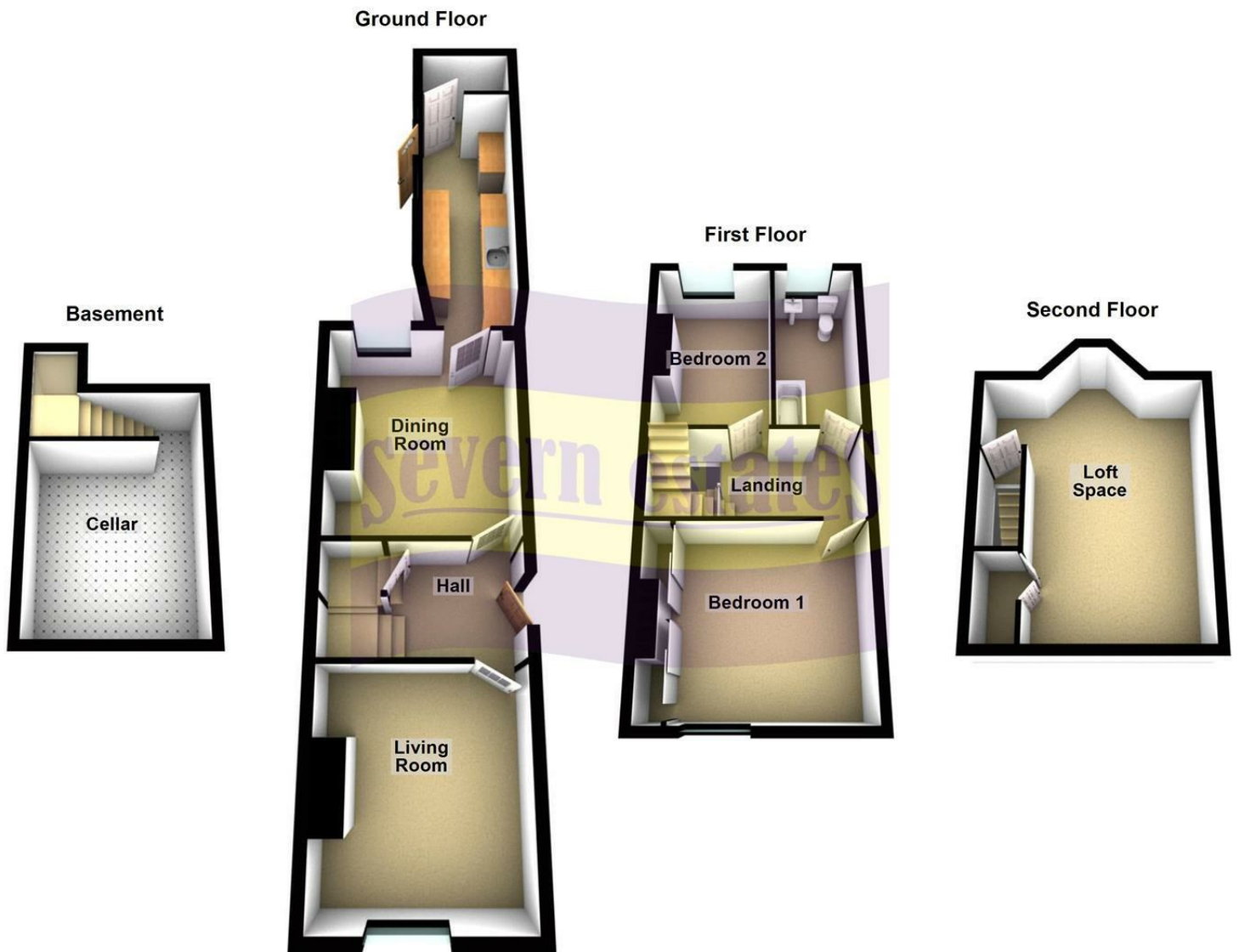
### Disclaimer

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-290925-V1.0**





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