



### **19 Childe Road, Kidderminster, DY14 8PB**

We are delighted to offer For Sale this semi detached house situated in the picturesque village of Cleobury Mortimer having the benefit of No Upward Chain. Ideally situated for all of the amenities of the village including shops, schools, public transport and medical centre. The accommodation comprises of a porch, entrance hall, lounge, dining room, study, extended kitchen and shower room to the ground floor, three bedrooms and bathroom to the first floor. The property benefits from double glazing, central heating, garage storage and ample off road parking.

Book your viewing today to avoid missing out.

Council Tax Band C.

Epc Band E.

**Offers Around £240,000**

## 19 Childe Road, Kidderminster, , DY14 8PB

### Porch

Door opens into the reception hall

### Entrance Hall

18'0" x 5'10" (5.5m x 1.8m)

Having staircase to the first floor, radiator, doors to lounge, dining room, study and kitchen.

### Lounge

17'4" x 10'9" (5.3m x 3.3m)



Having a double glazed window to the front and radiator.

### Dining Room

9'6" x 9'2" (2.9m x 2.8m)



Double glazed window and door to the rear and radiator.

### Study

7'2" x 5'6" (2.2m x 1.7m)



Double glazed window to the rear and radiator.

### Extended Kitchen

19'4" max 9'6" min x 10'2" x 6'6" (5.9m max 2.9m min x 3.1m x 2.0m)



Fitted with a range of wall and base cabinets with dark wood effect doors and complimentary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliances, part tiled walls, double glazed window to the rear, double glazed door to the side, radiator, doors to the garage storage, shower room and side of the house.

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### Ground Floor Shower Room

7'2" x 4'7" (2.2m x 1.4m)



Having a white suite with a shower cubicle with wall mounted shower, pedestal wash hand basin, W/C, part tiled walls.

### First Floor Landing

Having a double glazed window to the side, access to the loft space, doors to the bedrooms and bathroom.

### Bedroom One

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



Having a double glazed window and radiator.

### View



### Bedroom Two

11'9" x 10'2" (3.6m x 3.1m)



Having a double glazed window and radiator.

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### Bedroom Three

6'10" x 6'6" (2.1m x 2.0m)



Having a double glazed window to the front and radiator

### Bathroom

7'4" x 5'6" (2.26m x 1.7m)



Having a white suite comprising a panel bath with wall mounted shower and screen oven, pedestal wash hand basin, W/C, part tiled walls, heater towel rail and double glazed window to the rear.

### Outside

Having a driveway providing ample off road parking for several vehicles.

### Garage Storage

9'6" x 8'2" (2.9m x 2.5m)

Up and over door to the front.

### Rear Garden



Paved patio area with steps down to the lawn area and a side access gate.

### Rear Elevation



### Area



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### Area



### Area



### Area



### Tenure - Not Verified

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

### Council Tax

Shropshire Council Tax Band C.

### Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. 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.

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