



# Bloore King & Kavanagh

Sales & Lettings



**32 Hazelwood Close**  
Kidderminster, DY11 6LN

**Asking Price £370,000**



This is not your average bungalow! Situated in this lovely cul de sac position is this beautifully presented and sympathetically extended two double bedroom DETACHED bungalow.

This lovely home has gas central heating, double glazing and briefly comprises: entrance hall, wonderful extended kitchen breakfast room, spacious extended lounge diner, utility, separate WC, two double bedrooms, excellent wet room and garage.

To the front is a tarmac driveway providing off road parking and to the rear is a beautiful landscaped garden laid to lawn and featuring a decked seating area and mature planted borders. Early viewing is essential.  
EPC: C // Council Tax Band: D

### Location

Situated on the edge of Kidderminster Hazelwood Close is in easy reach of local amenities and good road links and a railway station in the town for commuters. The beautiful Georgian riverside town of Bewdley is also in easy reach together with West Midlands Safari Park and The Severn Valley Steam Railway which runs from Kidderminster to Bridgnorth through beautiful Worcestershire and Shropshire countryside.

### Frontage

A tarmac drive provides off road parking for several vehicles and there is a gated side entrance leading to the rear garden.

### Entrance Hall

Karndean flooring. Access to loft space which has a useful ladder, light and is part boarded.

### Kitchen Breakfast Room

6.14m x 5.64m (20'1" x 18'6")

Measured at widest point narrows to 4.02m

Kitchen Area: 3.23m x 4.02m

A lovely fitted kitchen featuring a range of eye and low level units incorporating: 1 1/2 bowl stainless steel sink and drainer, integrated 5 burner gas hob with extractor over and integrated electric double oven/grill. Integrated dishwasher and space for a fridge freezer. Tiled flooring. Window to the rear and door leads to the rear decked seating area .

Breakfast Area: 3.08m x 3.20m

A lovely light and bright breakfast room perfect for a relaxed breakfast with window overlooking the garden. Karndean flooring to the breakfast area. Open into the kitchen.

### Utility Room

1.76m x 1.67m (5'9" x 5'5")

A range of cupboards and space/plumbing for a washing machine. Tile flooring.

### WC

With low level WC and pedestal wash hand basin. Tile flooring.

### Lounge Diner

3.34m x 6.75m (10'11" x 22'1")

A wonderful extended spacious lounge diner with window to the rear overlooking the garden and double french doors leading to the decked seating area. Gas fire with feature surround. Karndean flooring.





### Bedroom One

3.35m x 3.50m (10'11" x 11'5")

Window to the front and Karndean flooring. Fitted wardrobes.

### Bedroom Two

3.38m x 4.65m (11'1" x 15'3")

Window to the front and Karndean flooring.

### Wet Room

1.85m x 2.24m (6'0" x 7'4")

A lovely wet room featuring a double shower and vanity unit WC / wash hand basin. Window to the rear.

### Garage

3.33m x 5.44m (10'11" x 17'10")

Garage with electric roll up door to the front, power and light. Housing the boiler and door to the rear leads to the utility room. Access to loft space.



### Rear Garden

A beautifully landscaped fully enclosed rear garden laid to lawn with raised decked seating area. Planted borders and pathway leading to the wooden shed to the rear.

### Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

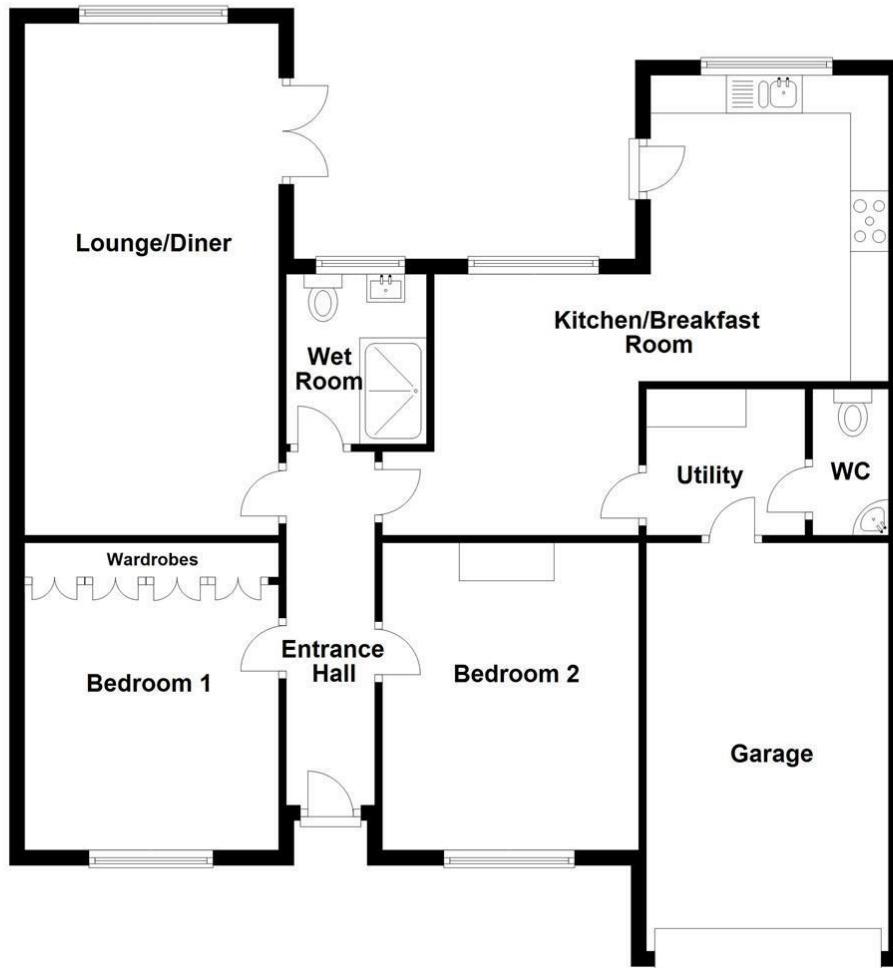


### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



## Ground Floor



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