Connells

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For Sale

offers over **£350,000**



Highfield Road KIDDERMINSTER DY10 2TL

Fantastic family home boasting modern and spacious living throughout! Situated in a quiet, residential area of Kidderminster with commuting routes including the A449, a bus route and convenience store less than half a mile away and the Town Centre less than 2 miles away.

Highfield Road KIDDERMINSTER DY10 2TL

Front Elevation

Neatly presented driveway to the front providing off-road parking for multiple cars, with a low brick wall boundary and double doors leading to side access, garage access and the rear garden.

Porch

Offering tiled flooring, ceiling spotlight and a door into the entrance hall and cloakroom.

Cloakroom

Comprising a wash hand basin and low flush WC, tiled flooring, ceiling light point, a radiator and a double glazed frosted window to the front.

Entrance Hall

Welcoming hallway boasting fitted carpet, two ceiling light points, additional spotlights and stairs up to the first floor.

Lounge

Cosy lounge boasting a stunning log burner with a slate hearth and oak beam above. Fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Kitchen / Diner

Impressively spacious fitted kitchen/diner boasting a range of wall and base units, ample work surface space, a breakfast bar area with stool seating and ample space for dining furniture. Inset sink and drainer unit, integrated dishwasher and space for a double oven with extractor fan above and an American style fridge freezer. Wood flooring, ceiling spotlights with a pendant light above the breakfast bar, a radiator, double glazed windows to the rear and side, and double glazed sliding doors opening out to the rear garden.

Utility Room

Additional kitchen space offering wall and base units and an additional sink unit. Space for a washing machine, red quarry tiled flooring, partially tiled walls, ceiling light point and a double glazed door to the side. Door leading down to the cellar.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing offering fitted carpet, ceiling light point and a double glazed window to the side.

Bedroom One

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.



Bedroom Two

Double bedroom offering fitted carpet, ceiling light point, a radiator and double glazed sliding doors to the rear opening onto a balcony with space for seating and a safety rail.

Bedroom Three

Offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bathroom

Impressively sized bathroom comprising two wash hand basins with storage beneath, a low flush WC unit, a walk-in shower cubicle with a floor-to-ceiling glass panel and a freestanding bathtub. Wood flooring, partially tiled walls, a radiator, ceiling spotlights and double glazed frosted windows to the rear and side.

Outside

Rear Garden

Fantastic rear garden space boasting a patio area with ample space for seating, steps down to a lawn area surrounded with established bushes and plants and further garden beyond with space for a storage shed.

Garage

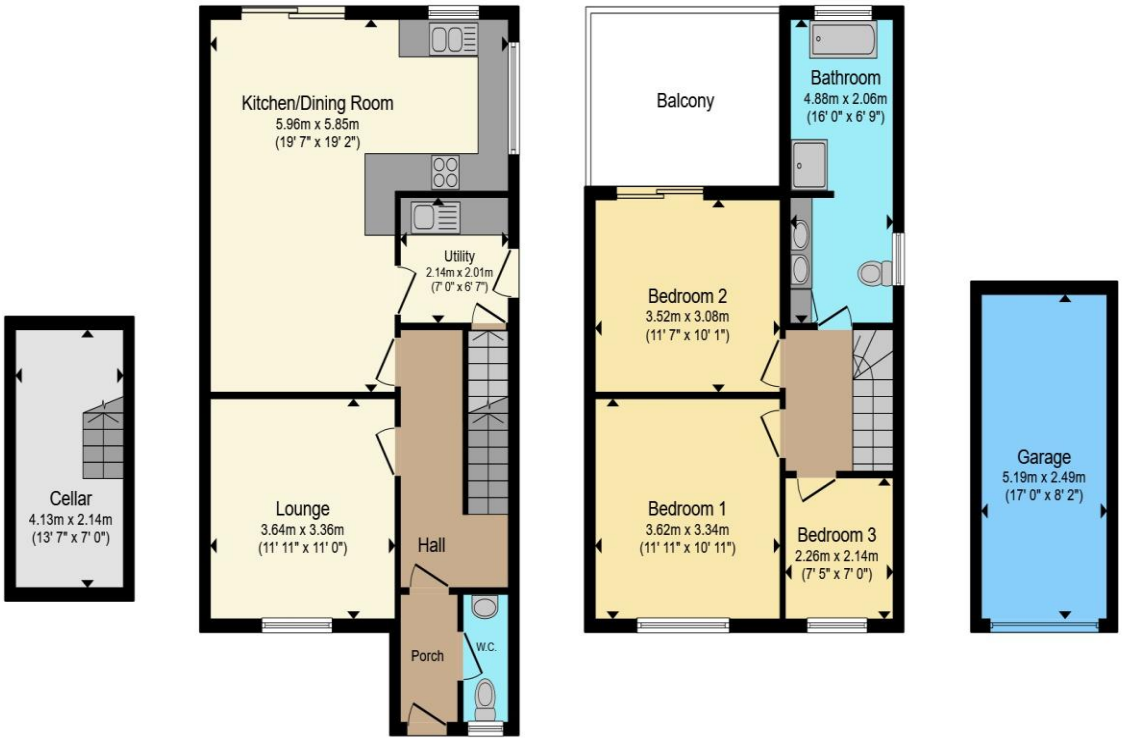
Accessed via an up and over door to the front with power and lighting.











Total floor area 127.3 m² (1,370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: KMR311626 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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