

68 Stoney Lane,
Kidderminster,
Worcestershire,
DY10 2LU

£205,000







WALTON & HIPKISS

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DY10 2LU

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Full Description
Offering spacious and well-proportioned accommodation, this attractive home is ideally suited to young and growing families. The property benefits from a highly convenient location, with well-regarded schools, a range of local amenities and excellent transport links all within easy reach.

Hallway
The hallway on the ground floor features a neat, welcoming entrance with wooden flooring and a front door with side panels allowing natural light to enter. It offers direct access to the garage and stairs leading to the first floor.

Lounge
10'01" x 16'05"
The lounge is a bright and airy room with large windows that fill the space with natural light and offer views outside. The room features a classic fireplace as a focal point and is complemented by a dining area with space for a table and chairs, making it ideal for relaxing or entertaining.

Kitchen
8'05" x 10'01"
The kitchen is well-appointed, featuring a range of light wood cabinets with plenty of storage and dark grey countertops. It includes modern appliances such as a built-in oven and hob, and has a window overlooking the garden. There is also a door leading to the garden, allowing easy access to the rear.

Bathroom
8'05" x 6'00"
The main bathroom is fitted with a bathtub and an overhead shower, a wash basin incorporated into a vanity unit for storage, and a toilet. The room is finished with light-coloured tiling and fixtures, creating a clean and practical space.

Bedroom 1
12'11" x 10'03"
Bedroom 1 is a generous double room, bright and comfortable with a large window allowing plenty of daylight. The neutral décor and carpeted flooring create a cosy and restful environment. The room offers ample space for bedside tables and wardrobes.

Bedroom 2
8'06" x 12'06"
Bedroom 2 is a spacious double room with a large window providing good natural light. It features neutral tones and carpeted flooring, alongside a built-in wardrobe space for storage, making it a practical and comfortable sleeping area.

Bedroom 3
9'11" x 6'06"
Bedroom 3 is a smaller room, ideal as a single bedroom or study. It benefits from a window that lets in natural light and has light-coloured carpeting, creating a calm and inviting space.

Rear Garden
The rear garden is a tiered outdoor space with a paved patio area immediately from the kitchen, providing room for seating and alfresco dining. Steps lead up to a raised lawned area with planting beds, bordered by fencing and stone retaining walls, offering a private and versatile garden to enjoy.

Garage
16'05" x 8'04"
The garage is a spacious area with a maximum length of







16'05" and width of 8'04", accessible via the ground floor hallway which also provides entry to the home. It offers ample space for vehicle parking or storage needs.

Anti-Money Laundering Regulations

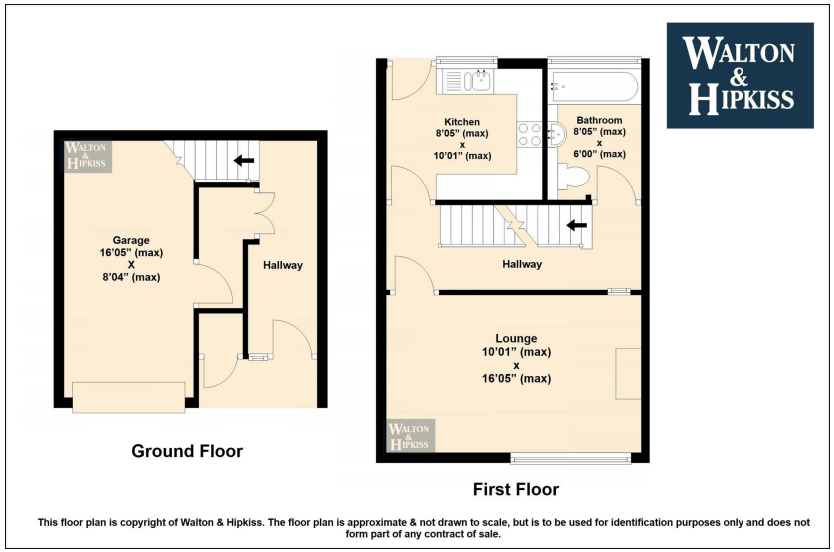
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

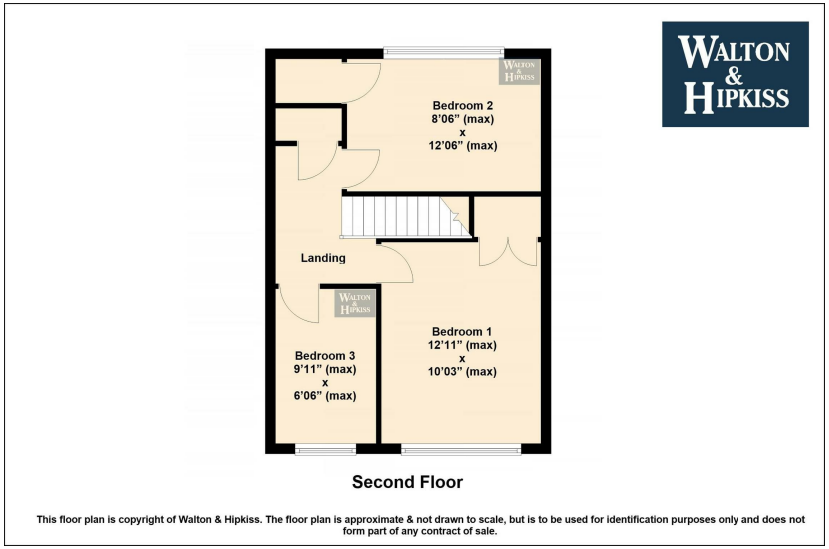
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

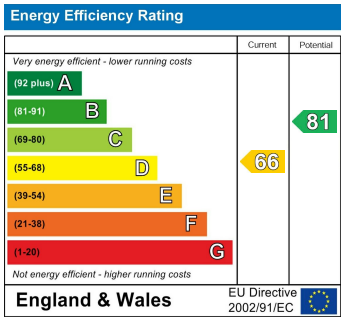
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.





IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: B

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