



Connells

Holmcroft Road
Kidderminster

Holmcroft Road
Kidderminster DY10 3AQ

for sale offers in the region of
£280,000



Property Description

Situated within a popular area of Kidderminster, this semi-detached Dormer-Bungalow enjoys easy access to local shops, doctors' surgeries, well-regarded schools and transport links, making daily living practical and convenient. This peaceful residential setting remains close to everything the town has to offer.

This well-planned accommodation, combines a spacious lounge, fitted kitchen, ground floor bathroom and a ground floor bedroom, upstairs the dormer-bungalow benefits from two further bedrooms, with the master bedroom having a W/C and shower cubicle. Externally the property boasts an impressive out-building which offers a versatile space depending on your needs; whether used as an office, garden room, hobby room or gym etc.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

Set back from the roadside, behind a block paved driveway for multiple cars, garage to side.

Entrance Hallway

Door to side, staircase rising to first floor, storage cupboard, ceiling light point, doors onto lounge, kitchen, ground floor bathroom and ground floor bedroom.

Lounge

A spacious lounge, having double glazed window to front, fire with feature surround, wood effect laminate floor, ceiling light point, panelled radiator.

Kitchen

A fitted kitchen offering ample unit and worksurface space having a range of wall and base units, inset sink and drainer with mixer tap, space for fridge/ freezer, electric cooker point, space for washing machine/ dishwasher, part tiled walls, ceiling light point, double glazed door and window onto rear garden.

Bedroom 3 (ground Floor)

Located on ground floor and offering a versatile space, making an ideal ground floor bedroom, having double glazed window to front, panelled radiator, ceiling light point.

Ground Floor Bathroom

Located on the ground floor having frosted double glazed window to rear, shower cubicle, low flush W/C, wash hand basin, part

tiled walls, ceiling light point, panelled radiator.

First Floor

Bedroom 1 (First Floor)

Generously sized double bedroom having double glazed window to front, fitted carpet, panelled radiator, access to W/C, shower cubicle, ceiling light point.

Bedroom 2 (First Floor)

Having double glazed window to front, fitted mirror fronted wardrobes, fitted carpet, panelled radiator, ceiling light point.

Rear Garden

An enclosed rear garden, benefiting from large outbuilding/summer house, having patio area which offers an ideal space for table and chairs, further garden laid to lawn, access to rear of garage.

Summerhouse

An impressive outbuilding, offering a versatile space, currently used as a garden room but offering the potential as an office, hobby room or gym. Having double glazed French doors to front, fully insulated, engineered wooden flooring, wall lights.

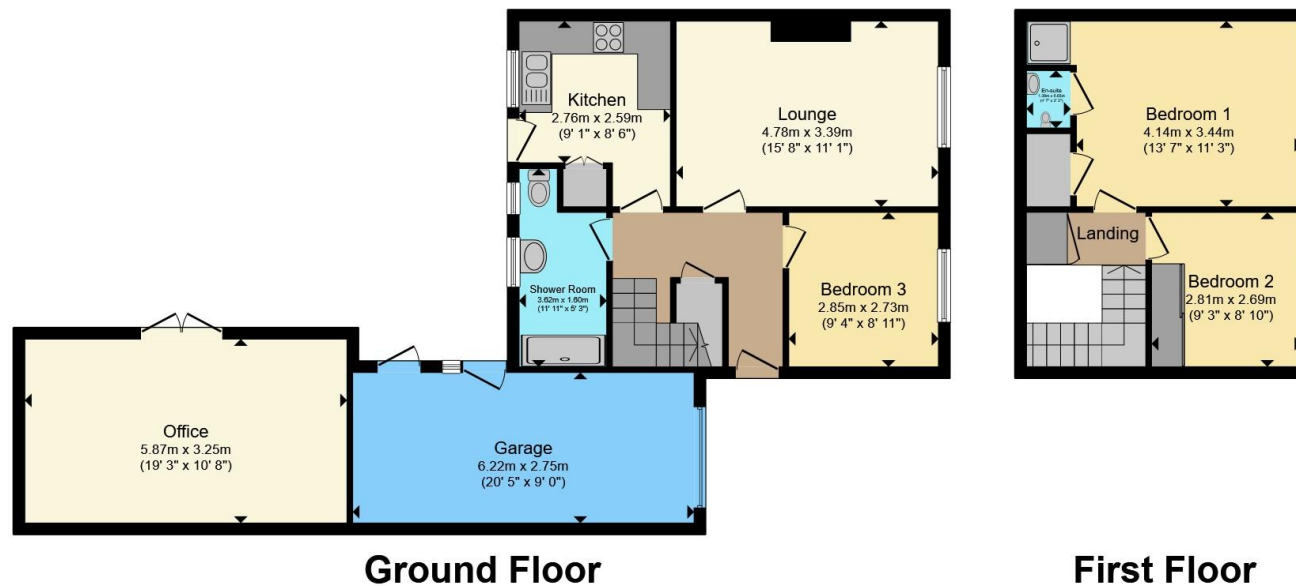
Garage

Offering additional storage space, accessed via up and over door to front, or door from garden to rear.









Total floor area 117.2 m² (1,262 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

Connells

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28-29 Worcester Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/KMR313004



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