



Connells

College Road
Kidderminster

College Road Kidderminster DY10 1LU

for sale offers over
£375,000



Property Description

Fantastic family home boasting modern and spacious living throughout, nestled in a quiet, residential area of Kidderminster with public transport routes near-by providing easy access to Kidderminster Town Centre and surrounding areas. Mallow Public Play Park and Kiddy Winks Nursery are both within walking distance, and Heronswood Primary and King Charles I School and Sixth Form are less than 2 miles away. On approach, a paved pathway leads to the front door and a carport to the side provides off-road parking, garage access and a gate into the rear garden. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a cloakroom, spacious lounge, dining room, modern fitted kitchen/diner and a utility room. To the first floor, you will find an impressive master bedroom with dressing room and en-suite, three further bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, College Road boasts an enclosed rear garden offering patio and lawn space.

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.

Entrance Hall

Spacious and welcoming hallway offering built-in storage, fitted carpet, two ceiling light points, a radiator and stairs up to the first

floor.

Cloakroom

Comprising a wash hand basin and WC, tiled flooring, ceiling light point and a radiator.

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

Spacious living area boasting a feature fireplace with surround and hearth, fitted carpet, two ceiling light points, a radiator and a double glazed bay window to the front.

Dining Room

12' 9" x 7' 7" (3.89m x 2.31m)

Additional reception room offering wooden flooring, ceiling light point, a radiator and double glazed French doors to the rear opening out to the garden.

Kitchen / Diner

14' 3" x 11' 6" (4.34m x 3.51m)

Fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven, grill and hob with extractor fan above and space for a washing machine and fridge freezer. Ample space for dining furniture, tiled flooring, partially tiled walls, two ceiling light points, a radiator and double glazed windows to the rear and side.

Utility Room

4' 11" x 4' 9" (1.50m x 1.45m)

Additional kitchen space offering wall units

and a work surface space. Space for a washing machine and tumble dryer, tiled flooring, ceiling light point and a door to the rear out to the garden.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with built-in storage, fitted carpet, ceiling light point, a radiator and loft access.

Master Bedroom

12' 8" x 10' 2" (3.86m x 3.10m)

Spacious double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear. Arch leading into the dressing room.

Dressing Room

10' 2" x 5' 5" (3.10m x 1.65m)

Fantastic space offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front. Door into the en-suite.

En-Suite

Comprising a wash hand basin, WC and a walk-in shower cubicle with a glass door. Tiled flooring, partially tiled walls, ceiling light point, radiator and a double glazed frosted window to the front.

Bedroom Two

10' 10" x 10' 7" (3.30m x 3.23m)

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

Bedroom Three

11' 5" x 10' 10" (3.48m x 3.30m)

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

Bedroom Four

10' 11" x 7' 11" (3.33m x 2.41m)

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

Bathroom

Comprising a wash hand basin, WC, panelled bathtub and a separate walk-in shower cubicle with a glass door. Tiled flooring, partially tiled walls, ceiling light point, a radiator and a double glazed frosted window to the side.

Outside

Rear Garden

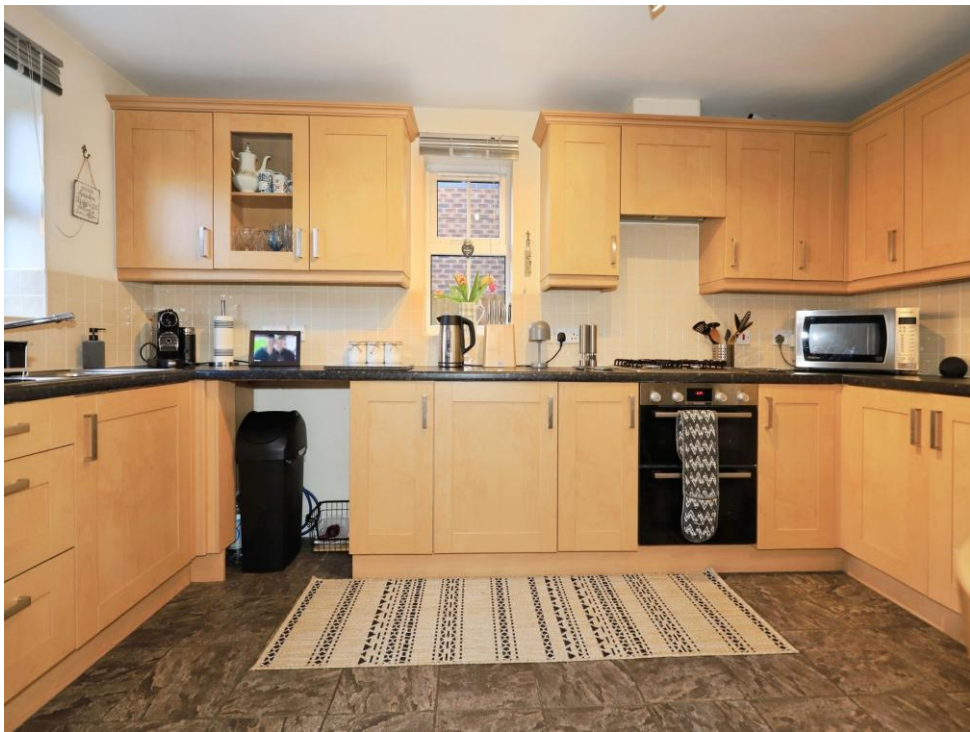
Enclosed garden space offering patio and lawn areas with a gravelled border. Gated access to the side leading to the garage and carport.

Garage

17' x 7' 10" (5.18m x 2.39m)

Great sized garage offering power and lighting, accessed via an up and over door to the front.









Ground Floor



First Floor



Garage

Total floor area 137.3 m² (1,478 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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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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