

12 Heath Drive,
Kidderminster,
DY10 2XA

Fixed Asking Price
£395,000







WALTON & HIPKISS

12 Heath Drive
Kidderminster
DY10 2XA


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Nestled in the charming area of Heath Drive, Kidderminster, this delightful bungalow offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

Kitchen / Dining Area

This spacious kitchen and dining area features a central island with a sink and ample storage, paired with sleek granite worktops throughout. The kitchen is fitted with built-in appliances, including an oven and a gas hob with a modern extractor hood. Adjacent to the kitchen, the dining space comfortably accommodates a large wooden dining table set beneath stylish pendant lighting, with a wide window overlooking the garden and countryside beyond. This open-plan area flows naturally through to the living space, creating a bright and inviting environment for cooking, dining, and relaxing.

Living Room

This comfortable living room is carpeted in a soft, grey tone and features a large window and French doors that open onto the patio, flooding the space with natural light. It is furnished with cosy reclining armchairs and a matching sofa, all set around a traditional fireplace with a brick surround and wooden mantel. The room is decorated in neutral tones, creating a warm and inviting atmosphere ideal for relaxation.

Bedroom

This bedroom offers a peaceful retreat, decorated with a striped feature wall behind the bed and neutral carpeting. The upholstered bed is complemented by matching bedside tables and lamps, with a large window providing garden views and plenty of daylight, enhancing the tranquil feel of the room.

Bedroom 2

A bright and airy bedroom featuring light carpeting and neutral walls, with a large window fitted with vertical blinds that allow natural light to flood the room. Minimal furniture includes two bedside units with lamps, allowing ample space for personal touches and bedroom furnishings.

Bedroom 3 / Study

Currently arranged as a study, this room has patterned carpeting and neutral walls, with a window that lets in natural light. It is furnished with a desk and office chair, making it a practical space for work or study.

Bathroom

The bathroom is designed with a contemporary feel, featuring a large free-standing bathtub set against a textured wall with a built-in niche for toiletries. A walk-in shower area with a clear glass partition complements the bath. The overall look is sleek and modern, combining style with functionality.

Shower Room

This shower room includes a glass-enclosed shower cubicle, a vanity unit with storage beneath the sink, and a small window fitted with frosted glass for privacy. The room is finished in light, neutral tones.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a large paved patio area accessed directly from the dining room through wide opening doors. The patio is ideal for outdoor seating and entertaining, with seating arranged for relaxation. Beyond the patio, the garden includes a lawn bordered by fencing and mature plants, providing privacy and a countryside backdrop with rolling fields visible beyond the fence line. Steps lead down to a lower garden terrace with additional paved seating space and a small fire pit area, making this garden a versatile and peaceful retreat.







Front Exterior

The front exterior of the property displays a long driveway leading to a garage, with parking space for multiple vehicles. The property is a single-storey brick bungalow style home with a pitched roof and multiple windows overlooking the front garden and driveway area.

Anti-Money Laundering Regulations

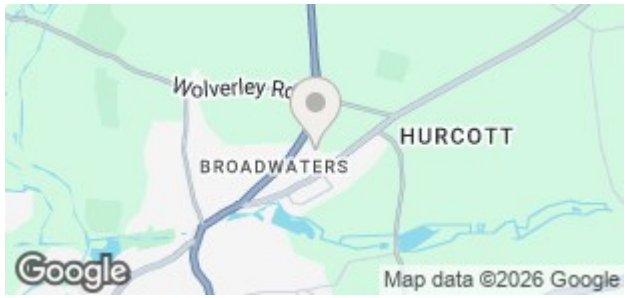
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

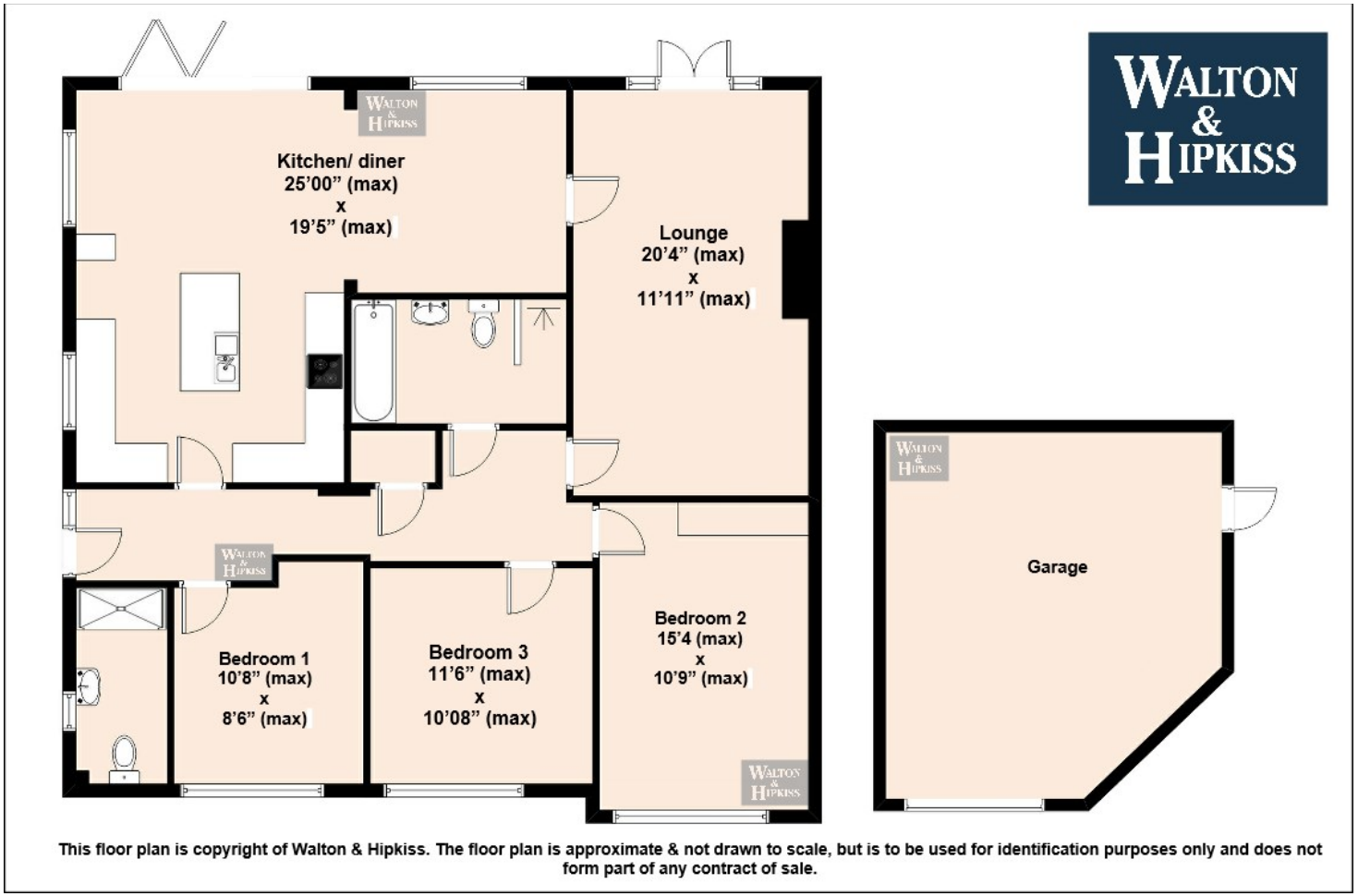
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

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.

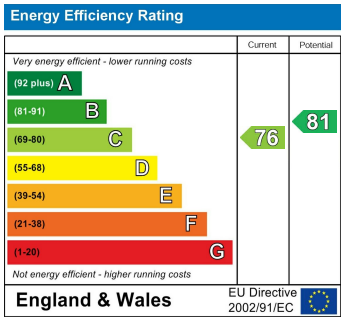
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

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: C
Council Tax Band: C

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