

8 Greatwich Way,
Kidderminster,
Worcestershire,
DY10 2GB

Offers In The
Region Of £325,000







WALTON
&
HIPKISS

8 Greatwich Way
Kidderminster
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Nestled in the charming area of Greatwich Way, Kidderminster, this delightful detached house offers a perfect blend of comfort and style.

Reception Hall
This welcoming reception hall features tiled wood-effect flooring and neutral walls, creating a bright and inviting entrance to the home. It provides access to the DSWC, family lounge, and open plan dining kitchen, with stairs leading to the first floor.

Family Lounge
17'11" x 12'01" (max)
The family lounge is a generously proportioned room with a large bay window that fills the space with natural light. It is neutrally decorated with soft carpeting and pale green walls, offering a tranquil setting for relaxation or socialising. The room comfortably accommodates sofas and additional furniture, making it a perfect space for family gatherings.

Open Plan Dining Kitchen
19'10" x 11'07" (max)
This open plan dining kitchen is a bright and airy space with a modern design. The kitchen area is equipped with sleek white cabinetry contrasting with black worktops and integrated appliances, including a single oven and fridge freezer. The dining area comfortably fits a round table and chairs, with French doors that open to the garden bringing in ample daylight. The flooring throughout is a stylish wood-effect vinyl, adding warmth and practicality.

DSWC
The downstairs WC is compact yet practical, with a toilet and a small basin. It features a bright yellow accent wall adding a splash of warmth and character to the space, alongside dark flooring which complements the modern fittings.

Landing
The landing on the first floor is carpeted and leads to all four bedrooms, the bathroom, and the en-suite. It is a practical space with neutral decor and a window allowing natural light to filter through, creating an airy and welcoming atmosphere.

Principal Bedroom with Ensuite
11'04" x 9'08" (max)
The principle bedroom is a comfortable double bedroom with neutral décor and carpeting. It has a window to the front, allowing natural light to fill the room, and plenty of space for bedroom furniture and features an Ensuite shower room, providing added convenience and privacy.

Bedroom 2
12'10" x 10'09" (max)
A stylish and well-presented bedroom featuring a comfortable double bed, soft neutral carpeting and striking dark walls. The room benefits from plenty of natural light from the large window. Generous storage space is provided by fitted cabinetry surrounding the bed, creating a practical and contemporary finish.

Bedroom 3
9'08" x 7'08" (max)
Bedroom 3 is ideal as a single bedroom or study. It has carpeted flooring and a neutral colour scheme, with a window providing natural light to the space. The room could also accommodate a double bed if required.

Bedroom 4
8'02" x 6'09" (max)
Bedroom 4 is a cosy single bedroom with carpeting and a large window. It offers a quiet and comfortable space, perfect for a guest room or child's bedroom.

Bathroom
9'01" x 5'11" (max)
The family bathroom is fitted with a bath, separate shower cubicle, WC and basin. It is stylishly finished with dark flooring and white tiled walls, highlighted by a deep green painted accent wall that adds a modern touch to this practical space.

Rear Garden
The rear garden is a well-maintained outdoor space featuring a paved patio area ideal for dining or relaxing. A wooden







pergola with comfortable seating creates a lovely spot for socialising or enjoying the garden year-round. The garden is mainly laid to lawn with mature trees and fencing providing privacy and a peaceful atmosphere.

Garage

The garage is a single-car space with dimensions suitable for parking and storage, accessed via the driveway at the front of the property.

Front Exterior

Approach the property along a wide driveway leading to the front entrance of this attractive brick-built home. The front garden is largely gravelled for low maintenance, offering ample parking space.

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.

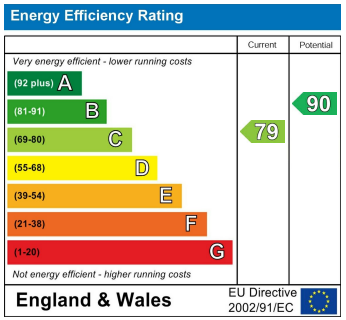
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

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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: E

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