



Connells

Cavendish Drive
Kidderminster



Property Description

Situated in a sought-after area this three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, growing families, and those looking to put down roots in a well-established neighbourhood.

The property is approached via a driveway providing off-road parking, alongside a front garden that creates an attractive first impression.

Stepping inside, the accommodation is both spacious and practical. The ground floor features a generous lounge/dining room, benefiting from dual-aspect windows to both the front and rear elevations, allowing plenty of natural light.

Completing the ground floor is the kitchen, offering storage and workspace with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, ideal for families. The accommodation is served by a shower room and separate W.C., providing added convenience for busy households.

Outside, the rear garden has been designed for ease of maintenance, being predominantly slatted.

Cavendish Drive enjoys a convenient location within Kidderminster, with a range of local shops, supermarkets, schools, parks, and everyday amenities close by. The town centre and train station are easily accessible, providing links to Worcester, Birmingham, and beyond, making it an excellent choice for commuters and families alike.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set back from the roadside behind a slabbed front garden with a selection of plants and shrubs, driveway offering off street parking, enclosed porch, gate to side offering access to garden.

Enclosed Porch

Door onto entrance hallway.

Entrance Hallway

Door onto enclosed porch, stairs rising to first floor, doors onto lounge and kitchen, fitted carpet, panelled radiator, ceiling light point.

Lounge/ Dining Area

A spacious lounge offering ample space for both lounge and dining furniture, having double glazed window to both front and rear, gas fire with feature fire surround, fitted carpet, panelled radiator, ceiling light point, serving hatch from dining area into kitchen.

Kitchen

Having a range of wall and base units, inset sink and drainer with Pillar taps, space for gas cooker, washing machine, fridge/ freezer, breakfast bar with space for stools, serving hatch, storage cupboard, double glazed window to rear, door onto garden.

First Floor Landing

Frosted double glazed window to side, loft access, storage cupboard, fitted carpet, doors onto three bedrooms, shower room and separate W/C, ceiling light point.

Bedroom One

First of two double bedrooms offering ample space for bedroom furniture having double glazed window to front, fitted carpet, panelled radiator, ceiling light point.

Bedroom Two

Second double bedroom having double glazed window to rear, fitted carpet, panelled radiator, ceiling light point.

Bedroom Three

Double glazed window to front, storage cupboards, fitted carpet, panelled radiator, ceiling light point.

Shower Room

Modern shower room having shower cubicle, wash hand basin, heated towel rail, part tiled walls, ceiling light point, frosted double glazed window to rear.

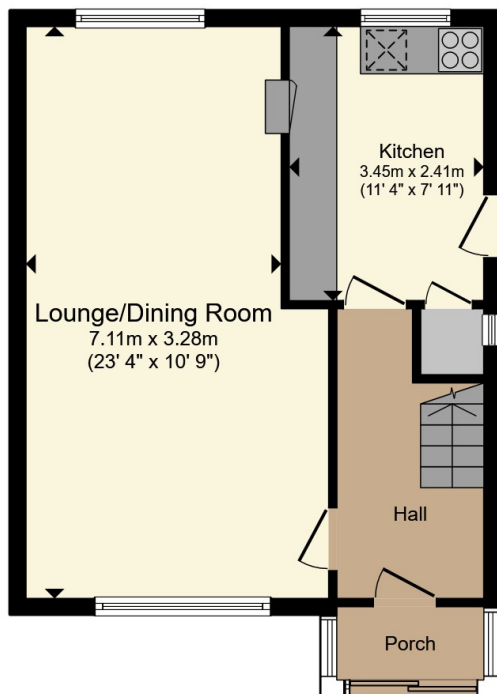
Separate W/C

Low flush W/C, ceiling light point, frosted double glazed window to rear.

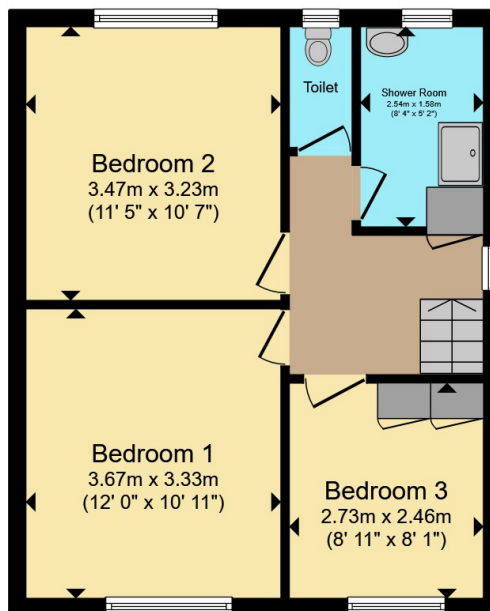
Rear Garden

Low maintenance rear garden, mainly slabbed, flower board with a selection of flowers and shrubs, gate to side offering access to front.





Ground Floor



First Floor

Total floor area 85.7 m² (923 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



To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
KIDDERMINSTER DY10 1ED

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/KMR313448

Tenure: Freehold



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