

23 Woodfield Crescent, Kidderminster, Worcestershire, DY11 6TX

Offers In The Region Of £210,000







WALTON & HIPKISS

23 Woodfield Crescent
Kidderminster
DY11 6TX


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Full Description
The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household. The property benefits from its location, with local amenities and transport links just a stone's throw away, making daily life effortless.

This home presents a wonderful opportunity for anyone looking to settle in a friendly community, with the potential to create lasting memories. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Hallway
The entrance hallway is light and welcoming with wood-effect flooring and a large window beside the front door. It offers ample space for coats and shoes and can also be utilised as a small study area thanks to the presence of a desk and chair.

Lounge
12'04" x 11'11" (max)
The lounge offers a comfortable and inviting space, featuring a large corner sofa and a central coffee table resting on a soft grey carpet. Neutral walls and a window that fills the room with natural light create a bright and welcoming atmosphere. This room connects seamlessly to the kitchen, enhancing the flow of the home.

Dining Room
12'04" x 11'11" (max)
Just off the entrance, the dining room benefits from a bay window allowing plenty of light in. The room is spacious enough for a generous dining table, making it ideal for both everyday meals and entertaining guests. The wooden flooring adds warmth and character to the setting.

Kitchen
16'01" x 6'00" (max)
The kitchen is a narrow, galley-style space equipped with wooden cabinetry and dark countertops that provide a striking contrast. It features a built-in oven and hob, a stainless steel sink, and ample workspace along both sides, ideal for preparing meals. The tiled floor adds a practical and clean finish to this functional area.

Bathroom
6'06" x 8'03" (max)
The bathroom is fitted with a modern suite, including a bathtub with a shower, a toilet, and a wash basin set into a vanity unit. The room is fresh and bright with white walls and dark flooring tiles that add contrast and a contemporary feel.

Bedroom 1
17'07" x 15'07" (max)
Bedroom 1 is a spacious room with wooden flooring and a pitched ceiling, allowing for a variety of furniture arrangements. It is furnished simply with a wooden bed frame, wardrobe, and desk, and benefits from natural light through a dormer window, creating a bright and airy feel.

Bedroom 2
15'08" x 11'04" (max)
Bedroom 2 presents a calm and restful space with neutral carpeting and white walls. It includes a wooden bed frame and bedside table, with a window that provides natural daylight and views outside. A built-in shelf adds a functional storage touch to the room.

Bedroom 3
11'09" x 9'08" (max)
Bedroom 3 is a bright and airy room with a simple and neat layout. It features light carpeting and a window that







brightens the space naturally, making it ideal for use as a bedroom, study, or hobby room.

Rear Garden

The rear garden is a generous outdoor space enclosed by wooden fencing, mainly laid to lawn with a path running along one side. It provides a private area suitable for gardening, relaxing, or family activities.

Anti-Money Laundering Regulations

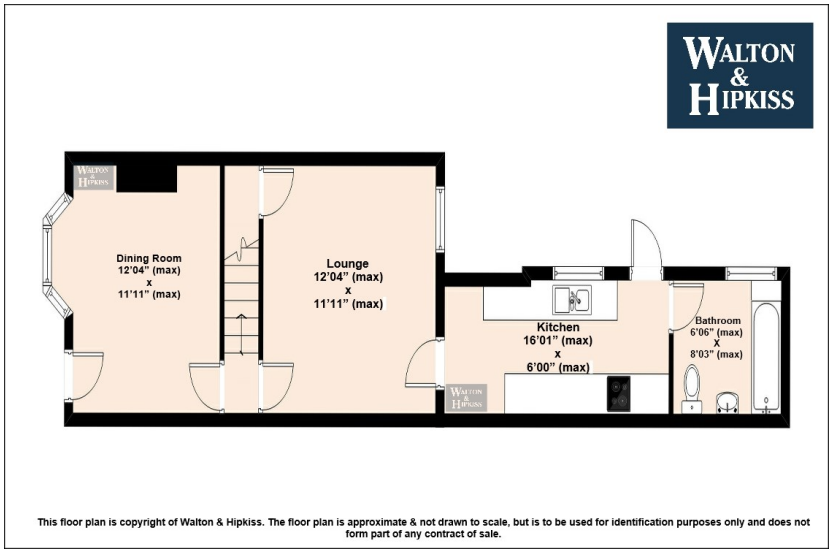
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

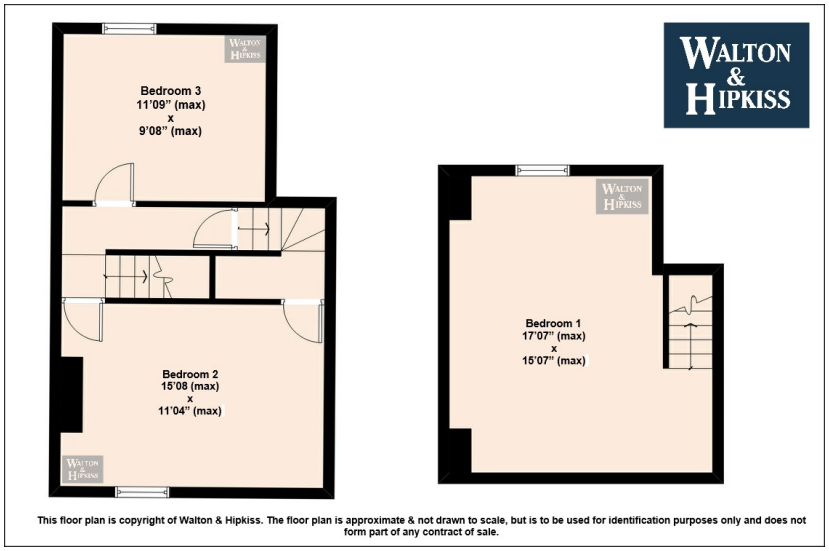
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

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.

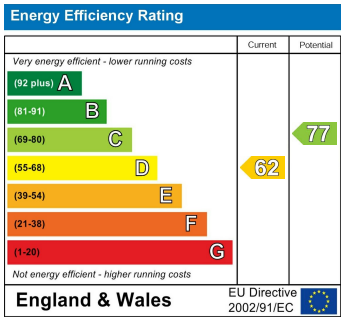


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All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore 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: D
Council Tax Band: B

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