



Connells

York Street
Kidderminster



Property Description

Situated in a quiet cul-de-sac location, with amenities including a supermarket and an array of shops, and local schooling including St Marys CE Primary and Rainbows Day Nursery all within walking distance. On approach, a gravelled driveway to the front provides off-road parking and a gate leading into the rear garden. Stepping inside, the entrance hall branches off to the ground floor accommodation including a WC, a fitted kitchen with integrated appliances and a cosy living area with French doors opening into the rear garden. To the first floor, you will find two good sized bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, York Street benefits from an enclosed garden with patio and lawn areas.

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.

Front Elevation

Gravelled driveway to the front providing off-road parking and a secure gate leading into the rear garden.

Entrance Hall

Offering fitted carpet, ceiling light point and a radiator.

Wc

Comprising a low flush WC, fitted carpet, ceiling light point and a radiator.

Kitchen

Fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob with extractor fan above and space for a washing machine. Tiled flooring, partially tiled walls, ceiling spotlights, a radiator and a double glazed window to the front.

Lounge

Open-plan with the kitchen offering fitted carpet, ceiling light point, a radiator, stairs up to the first floor and a double glazed window and French doors to the rear opening out to the garden.

First Floor Landing

Stairs up from the lounge with fitted carpet and a ceiling light point.

Bedroom One

Double bedroom offering fitted carpet, two ceiling light points, two radiators and two double glazed windows to the front.

Bedroom Two

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

Bathroom

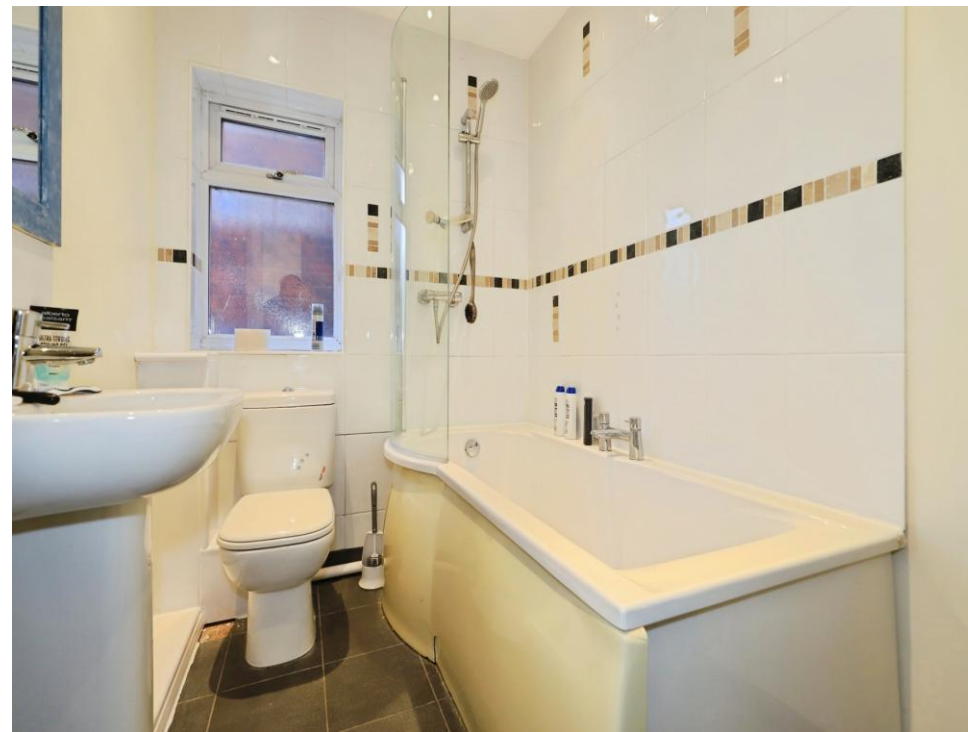
Comprising a wash hand basin, low flush WC and a panelled bathtub with a shower over and a fitted glass screen. Tiled flooring, partially tiled walls, ceiling spotlights, a radiator and a double glazed frosted window to the side.

Outside

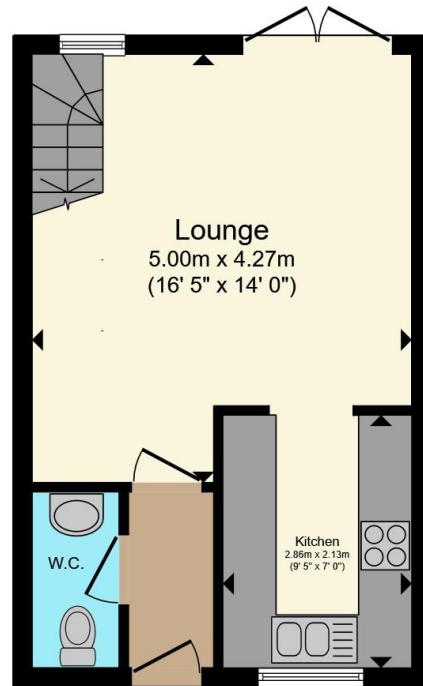
Rear Garden

Enclosed garden boasting a patio area and a large lawn beyond with a wooden built storage shed.

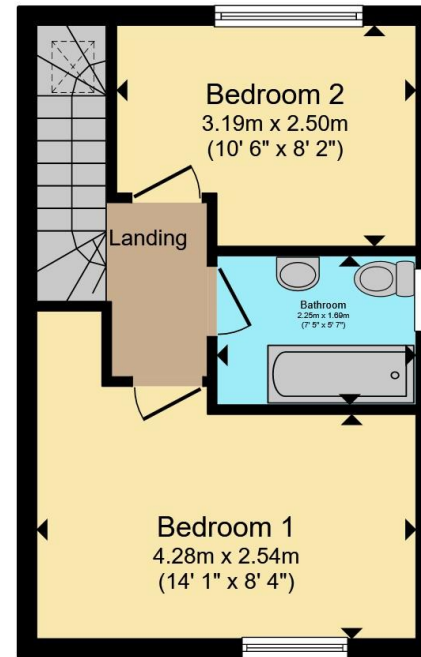








Ground Floor



First Floor

Total floor area 59.3 m² (639 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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/KMR312959



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KMR312959 - 0005