



42 Park Street
Kidderminster, DY11 6TP

Asking Price £155,000

The Property

Offered with NO UPWARD CHAIN is this well presented THREE BEDROOM terraced property situated close to Kidderminster Hospital and the town centre.

Set over three floors this lovely property has been refurbished and benefits from gas central heating and double glazing. Briefly comprising: lounge, cellar, kitchen breakfast room, two bedrooms to the first floor with family bathroom and a further bedroom to the second floor.

To the rear of the property is a an enclosed courtyard garden. A gate leads through to a shared access path with further garden area beyond.

NO CHAIN. EPC C // Council Tax Band: A.

Location

The house is in a great location close to Kidderminster Hospital and within easy reach of Kidderminster Town Centre with plenty of shops, schools and amenities all close by.

Lounge

Window to the front.

Mid Lobby

Mid lobby with door to the kitchen and door leads down to the cellar

Kitchen Breakfast Room

Re-fitted kitchen with a good range of eye and low level units incorporating: electric hob with extractor over, electric oven and stainless steel sink and drainer. Window to the front. Stairs rise to the first floor. Door leads to the rear garden. Alpha ETEC 28nx boiler.

Cellar

A useful cellar with door from the mid lobby leading down.

Landing

Doors to all first floor rooms and stairs rise to the second floor.

Bedroom Two

Window to the front and store cupboard.

Bedroom Three

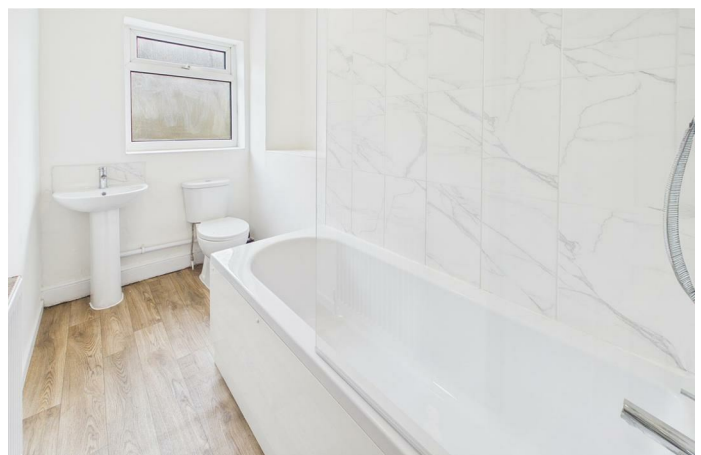
Window to the rear.

Bathroom

A newly fitted three piece suite comprising: panelled bath with shower over, low level WC and pedestal wash hand basin. Window to the rear.

Bedroom One

Velux style window to the rear.



Rear Garden

There is a fully enclosed courtyard to the rear with hardstanding. A rear gate leads to the shared access path and there is a further garden area to the rear.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES:

We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.