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3 Imperial Court, Kidderminster DY10 2RD

Asking Price £475,000

3 Imperial Court

Welcome to three Imperial Court, a beautifully maintained four bedroom detached family home filled with character.

Located just off Imperial Avenue, the property is positioned within close proximity to Kidderminster Town, offering easy access to a variety of amenities, including shops, restaurants, and leisure facilities. The excellent transport links, including a nearby trainline and accessible motorway links makes commuting straight forward and offers links to Birmingham, Worcester and further afield.

Schooling at both primary and secondary level is also available, with Holy Trinity School and St George's C of E Primary school both within walking distance.

Comprising a large entrance hall with beautiful feature stained glass window and original tiling to floor, newly completed kitchen with gloss units, utility and w.c., living room with with large bay window and dining room with tiled feature fireplace. On the first floor there are four light and airy bedrooms, the main of which with ensuite shower room, and a further house bathroom.

To the rear, the peaceful, low maintenance garden offers a tranquil space to enjoy the warmer months and traditional exterior of the home.

Viewings are highly recommended and can be arranged via our Hagley office.















Approach
Approached via driveway with door through to the entrance hall.

Entrance Hall
With two double glazed windows to side, stained glass feature window through into the hallway and fitted storage with bench seat. Doors lead through to the gravel courtyard and to the hallway.

Hallway
With two central heating radiators, oak staircase and original Minton tiled flooring. The large original front door leads out to the garden and further doors lead to:

Kitchen 11'5" max x 15'1" max (3.5 max x 4.6 max)
With dual aspect double glazed windows to front and sides, central heating radiator and wood effect flooring. Featuring a variety of fitted wall and base units with silstone worksurface over, sink with mixer and hot tap and an induction hob with integral extractor fan. Integrated appliances include a dishwasher, Neff oven & grill and there is space and plumbing for further white goods.

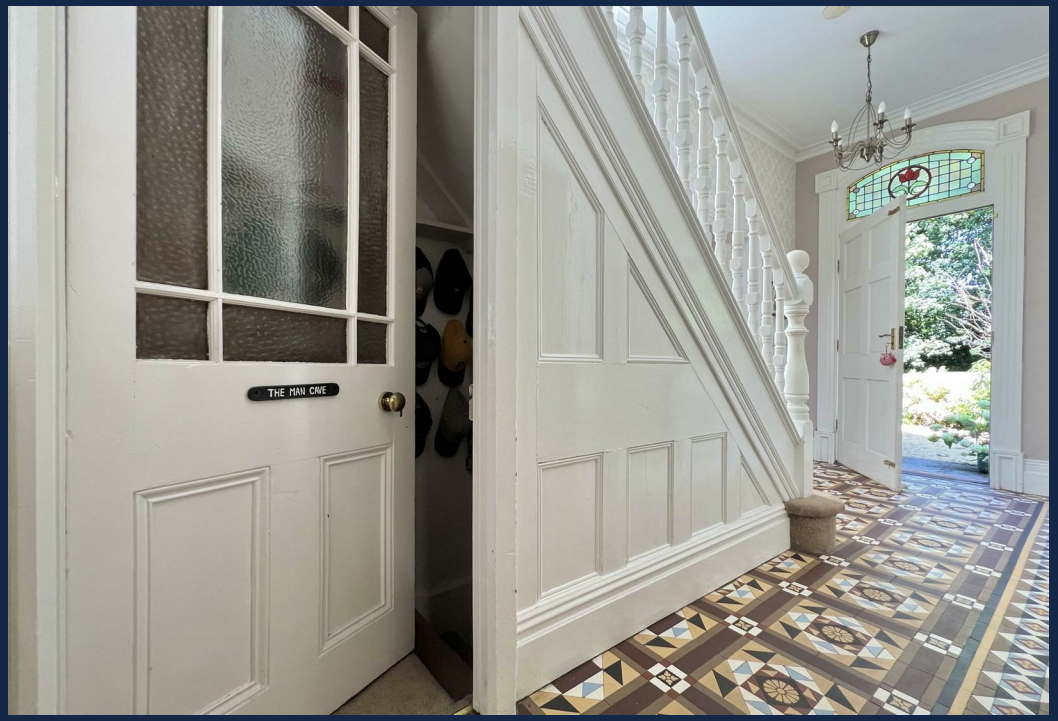
W.C.
With obscured double glazed window to side, chrome heated towel radiator, low level w.c. and hand wash basin.

Utility 7'6" max 6'2" min x 7'2" max 2'7" min (2.3 max 1.9 min x 2.2 max 0.8 min)
With central heating radiator, wood effect flooring and door through into the garage. There are fitted wall and base units with worksurface over, stainless steel sink and space and plumbing for white goods.

Dining Room 12'5" max x 14'1" max (3.8 max x 4.3 max)
With double glazed bay window to front, central heating radiator and feature fireplace with tiled surround.

Living Room 12'5" max x 18'0" max (3.8 max x 5.5 max)
With double glazed bay window to rear, glass doors to front, central heating radiator and feature fireplace with log burner.

Cellar 11'9" max x 11'5" max (3.6 max x 3.5 max)
With lighting overhead and electric points.



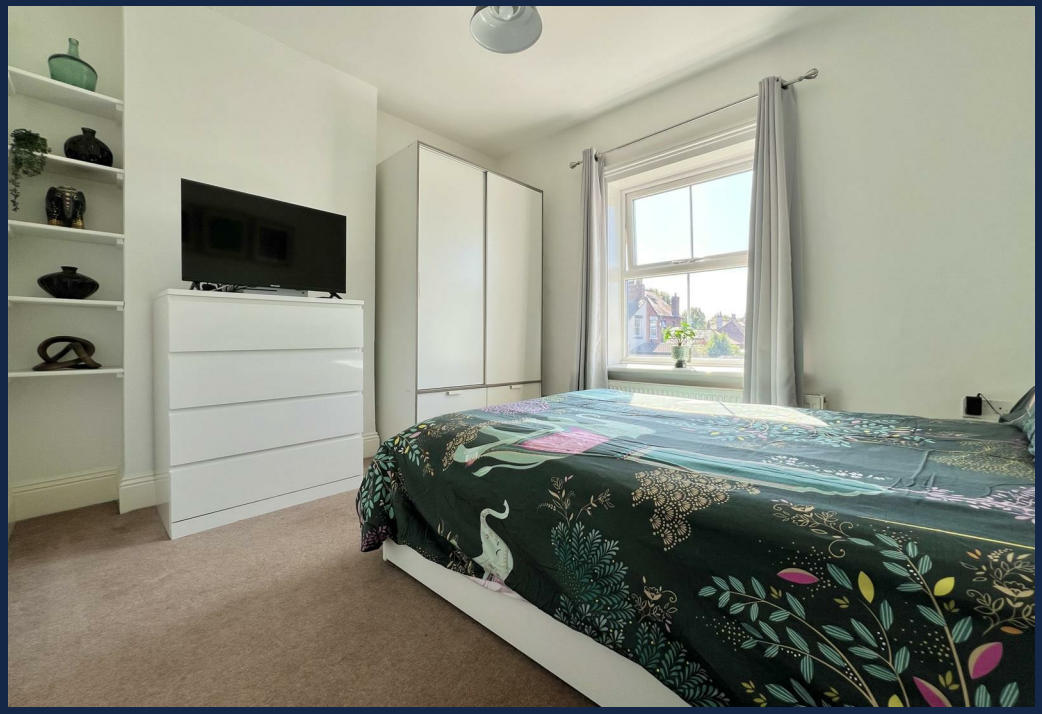


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First Floor Landing
A split level landing with double glazed windows to front and side, two central heating radiators and doors leading to:

Bedroom One 12'9" max x 16'0" max (3.9 max x 4.9 max)
With double glazed window to rear, central heating radiator and door through to the ensuite.

Ensuite
With obscured double glazed window to rear, chrome heated towel radiator and tiling to walls. There is a floating vanity sink, w.c. and corner shower cubicle with hand held shower and drench head over.

Bedroom Two 12'5" max x 12'5" max (3.8 max x 3.8 max)
With double glazed window to rear and central heating radiator.

Bedroom Three 11'5" max x 9'6" max (3.5 max x 2.9 max)
With double glazed window to front and central heating radiator.

Bedroom Four 8'2" max x 10'9" max (2.5 max x 3.3 max)
With double glazed window to side, central heating radiator and feature fireplace.

Bathroom
With obscured double glazed window to side, chrome towel radiator and tiling to half walls. There is a floating vanity sink, w.c. and fitted bath with hand held shower and drench head over

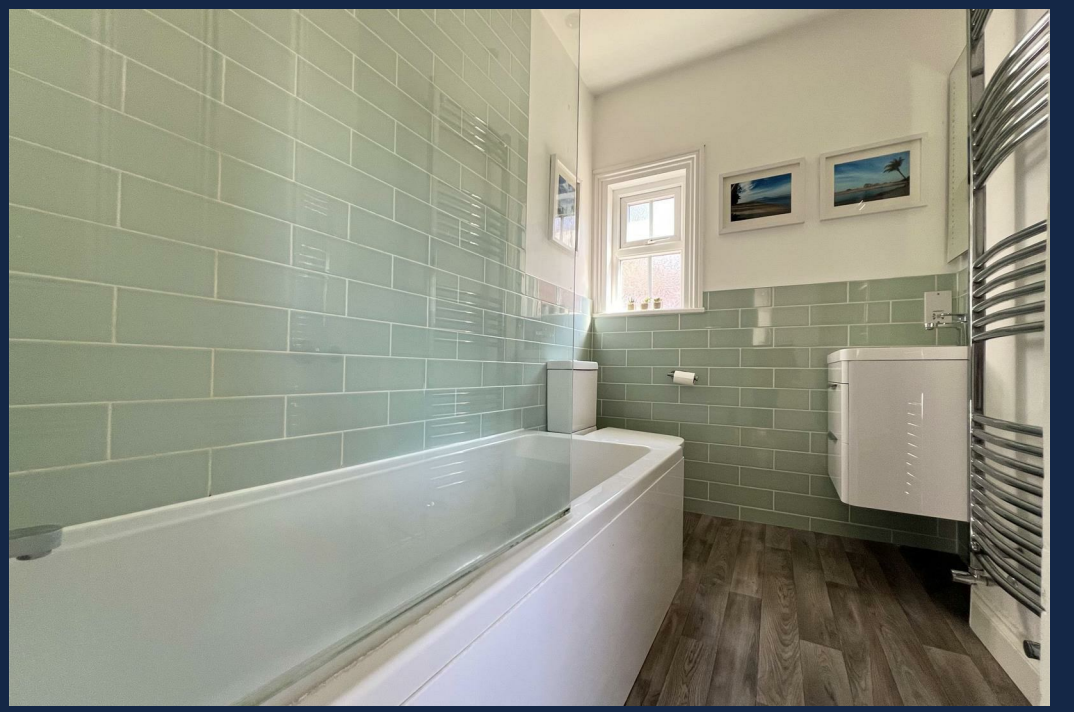
Garage 8'2" x 19'8" (2.5 x 6.0)
With up and over garage door and internal door into the utility.

Garden
With paved patio area, lawn and planter beds with mature shrubs and trees.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is F.





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Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







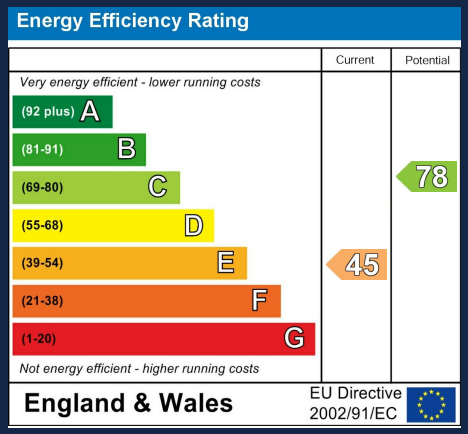
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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