



TO LET

£800 Per Calendar Month

49 Mill Lane, Kidderminster, Worcestershire, DY11 6YJ

A beautifully redecorated two bedroom mid-terrace on the outskirts of Kidderminster. Benefitting from new double glazing and easy access to the town and commuter links, the property also has an enclosed rear garden, new kitchen with electric oven, hob and built in fridge freezer and a newly fitted bathroom. No smokers or pets. Viewing is highly advised and by appointment only. EPC - c, Council Tax - A



Reception Room 14'5" x 11'3" maximum (4.41 x 3.45 maximum)

Narrowing to 3.26 x 2.48m.

Having new laminate flooring, new double glazed window and door to the front and feature fireplace with electric fire. The reception room also has a radiator, ceiling light point and a cupboard housing the meter and fuseboard.

Hallway

Having laminate flooring, ceiling light point, smoke alarm and stairs to the first floor. There is a door to the under-stairs storage space (restricted access to cellar) and doors to the bathroom and kitchen.

Bathroom 7'3" x 4'7" (2.22 x 1.42)

Having tiled floor, radiator, part tiled walls, extractor fan and heated mirror. The bathroom also features a panelled bath with electric shower, vanity unit with basin and a push button W/C.

Kitchen 8'11" x 10'2" including units (2.73 x 3.11 including units)

Having tiled floor, a range of wall and base units featuring and electric oven and hob and a fitted fridge-freezer. The kitchen also has double glazed window and door to the rear, radiator, part tiled walls, extractor fan, with recessed ceiling spotlights and a heat alarm.

Stairs

Being carpeted and open to the hallway.

Landing

Having carpet, smoke alarm and ceiling light point with doors to upstairs accommodation.

Bedroom Two 7'11" x 11'3" (2.43 x 3.45)

Having carpet, radiator, ceiling light point, double glazed window to the rear. The bedroom also has a cupboard housing the boiler and a CO monitor and access to the loft.

Bedroom One 10'2" x 10'8" minimum (3.10 x 3.26 minimum)

Having radiator, carpet, ceiling light point and double glazed window to the front.

Rear garden

Being paved, with raised beds featuring plants, the garden has part bricked wall and part fences with gates for right of way.

Recently Redecorated

Easy To Maintain Garden

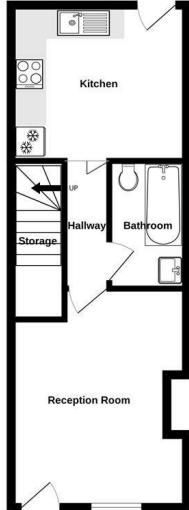
Double Glazed Windows

Two Bedrooms

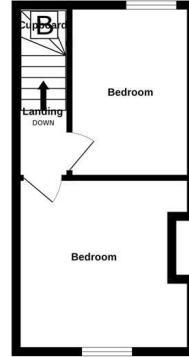
Close to Town and Commuter Routes

On Street Parking

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The serviceability of the property has not been tested and no guarantee is given as to their operability or efficiency can be given. Notice with reference 02020.

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Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
<small>EU Directive 2002/91/EC</small>		
<small>England & Wales</small>		



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