



Connells

Hurcott Road
Kidderminster

Hurcott Road Kidderminster DY10 2QQ

for sale offers over
£180,000



Property Description

Deceptively spacious family home situated in an ideal location, with local schooling including St Georges CofE Primary School, commuting routes including the A449 and A456 and public transport routes running past regularly. On approach, a small courtyard area leads to the front door. Stepping inside, a cosy lounge sits at the front of the property, leading into a dining area to the middle and a modern fitted kitchen and bathroom to the rear. To the first floor you will find two good sized bedrooms, and another two good sized bedrooms to the second floor. Gas central heating and double glazing throughout. Externally, Hurcott Road benefits from an enclosed rear garden.

Front Elevation

Well-presented courtyard area with a brick wall boundary and a step up to the front door.

Lounge

11' 3" x 11' 2" (3.43m x 3.40m)

Cosy living area offering an open fireplace, fitted carpet, panelled radiator and ceiling light point. Double glazed window to the front.

Dining Room

11' 11" x 11' 5" (3.63m x 3.48m)

Great dining space offering an open fireplace with stone hearth, fitted carpet, ceiling light point and double glazed French doors into the garden.

Cellar

11' 2" x 11' 2" (3.40m x 3.40m)

Great additional space offering power and lighting.

Kitchen

12' 2" x 5' 9" (3.71m x 1.75m)

Modern fitted kitchen offering a range of high gloss wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob with extractor fan above, space for a freestanding fridge freezer and plumbing for a washing machine. Tiled walls and flooring, ceiling spotlights and a double glazed window to the side.

Bathroom (Ground Floor)

White suite comprising a wash hand basin with storage, low flush WC and a panelled bath with shower over with a fitted glass screen. Tiled walls and flooring, chrome heated towel rail and a ceiling light point. Double glazed frosted window to the rear.

First Floor Landing

Offering fitted carpet, ceiling light point and doors off to bedrooms two and three.

Bedroom Two

11' 2" x 11' 2" (3.40m x 3.40m)

Double bedroom offering a built-in storage cupboard, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the front.

Bedroom Three

11' 2" x 9' 8" (3.40m x 2.95m)

Offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Second Floor

Bedroom One

11' 4" x 11' 3" (3.45m x 3.43m)

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double glazed Velux window.

Bedroom Four

11' 2" x 9' 5" (3.40m x 2.87m)

Offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Outside

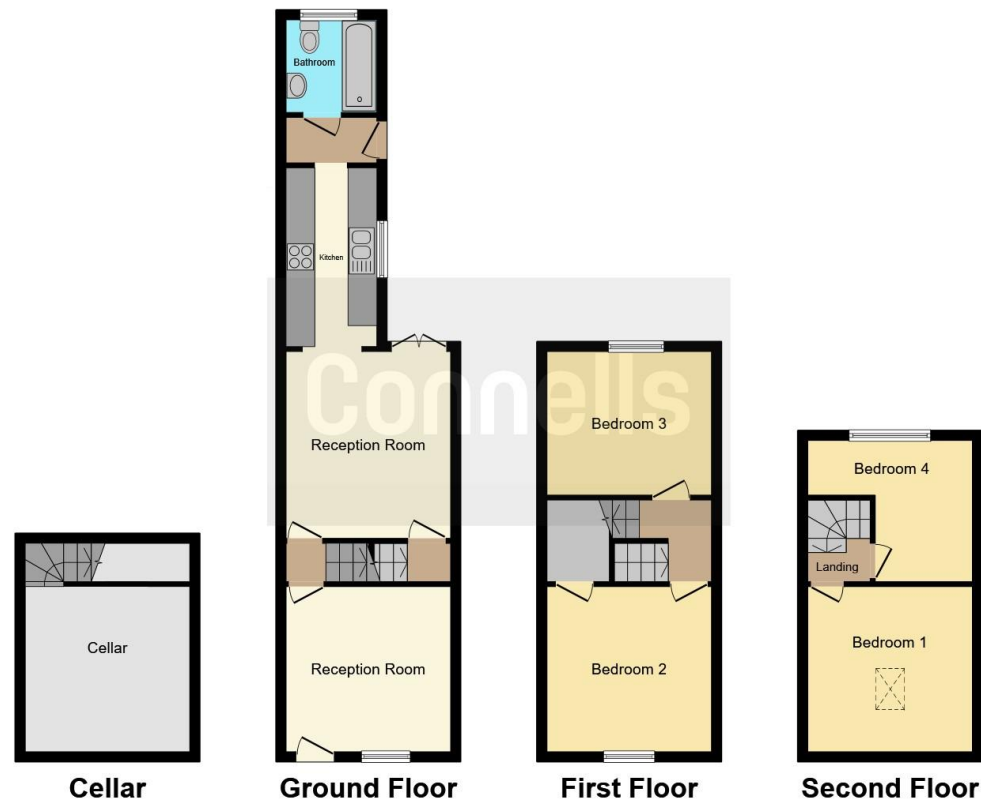
Rear Garden

Patio area to the rear with a lawn beyond.









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.focalagent.com

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: G Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KMR311422



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: KMR311422 - 0006