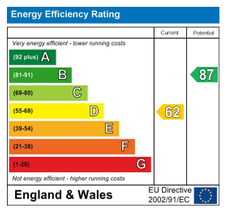
FOR SALE

78 Tomkinson Drive, Kidderminster, DY11 6NP

Total area: approx. 102.2 sq. metres (1099.7 sq. feet)
Tomkinson Drive, Kidderminster

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01562 820880

Kidderminster Lettings
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminsterletting@hallsgb.com

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78 Tomkinson Drive, Kidderminster, DY11 6NP

A well presented three-bedroom semi-detached home boasting large gardens, set back from the road with ample driveway parking. peacefully situated in this convenient residential location.

FOR SALE

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Semi Detatched**
- **Well Presented**
- **3 Bedrooms**
- **Driveway Parking**
- **Generous Rear Garden**
- **Available Long Term**

DESCRIPTION
A traditional semi detached home in this convenient residential location set back off the road offering plenty of parking on a generous plot. The property is beautifully presented and extended offering three bedrooms and bathroom to the first floor, with three reception rooms, fitted kitchen, cloakroom and generous boot/utility room to the ground floor. The property sits within well proportioned grounds with plenty of off road parking to the front with well maintained fore gardens and beautifully presented and private rear garden.

LOUNGE
9'10" x 11'10" (3 x 3.61)

KITCHEN
9'2" x 10'9" (2.8 x 3.3)

UTILITY ROOM
18'0" x 7'4" (5.5 x 2.25)

DINING ROOM
10'11" x 8'9" (3.33 x 2.67)

CONSERVATORY
8'9" x 8'9" (2.67 x 2.67)

BEDROOM ONE
9'10" x 12'0" (3 x 3.66)

BEDROOM TWO
10'4" x 10'6" (3.15 x 3.22)

BEDROOM THREE
9'3" x 9'0" (2.82 x 2.75)

BATHROOM
7'7" x 7'8" (2.33 x 2.36)

SECURITY DEPOSIT
A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS
The property will be offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewing.

SERVICES
We are advised that the property benefits from mains water, electric, drainage, and gas.

LOCAL AUTHORITY
Wyre Forest District Council

COUNCIL TAX
The property is shown as being within council tax band B on the local authority register.

VIEWINGS
By appointment through Halls, 137 Franche Rd, Kidderminster DY11 5AP