

61 Cobden Street,
Kidderminster,
Worcestershire,
DY11 6RP

Offers In The
Region Of £189,500







WALTON
&
HIPKISS

61 Cobden Street
Kidderminster
DY11 6RP

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Nestled on the charming Cobden Street in Kidderminster, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental.

Lounge
14'11" x 10'11"
This lounge offers a welcoming space with a soft neutral palette and wood-effect flooring. All bathed in natural light streaming from the front window. The staircase rises gracefully from one corner, adding architectural interest while maintaining an open, airy feel.

Kitchen and Dining Area
12'5" x 7'6"
A bright and modern kitchen features sleek white cabinetry with subtle wood accents, complemented by white work surfaces and splashbacks. A skylight overhead floods the space with daylight, enhancing the clean, contemporary aesthetic. Integrated appliances include an oven beneath the hob and a streamlined extractor fan. The adjoining dining area comfortably creates an ideal spot for meals or entertaining, with a door leading to the garden.

Bedroom 1
11'6" x 10'11"
The main bedroom enjoys an airy and restful atmosphere. Neutral carpet underfoot and light walls create a calm ambience, complemented by a tall window dressed with curtains.

Bedroom 2
7'0" x 10'6"
The second bedroom is a compact yet cosy single room, allowing in ample natural light. The walls are kept light to maintain a spacious feel, and the room includes a radiator for warmth and comfort.

Bathroom
4'7" x 7'4"
The bathroom is stylish and efficiently arranged, featuring a walk-in shower with pale blue tiling and a glass screen. A modern white washbasin and toilet sit neatly below a mirrored cabinet, with a heated towel radiator completing the room. The design combines practical use of space with a fresh, contemporary look.

Rear Garden
The rear garden extends to a generous length and offers a mix of patio and lawn areas, enclosed by wooden fencing. A paved patio with outdoor seating provides a pleasant spot for dining al fresco or relaxing. Beyond this, a lawn leads to a gravelled area, suitable for additional seating or planting, creating a private and versatile outdoor space. One of the standout features of this property is the parking space available for two





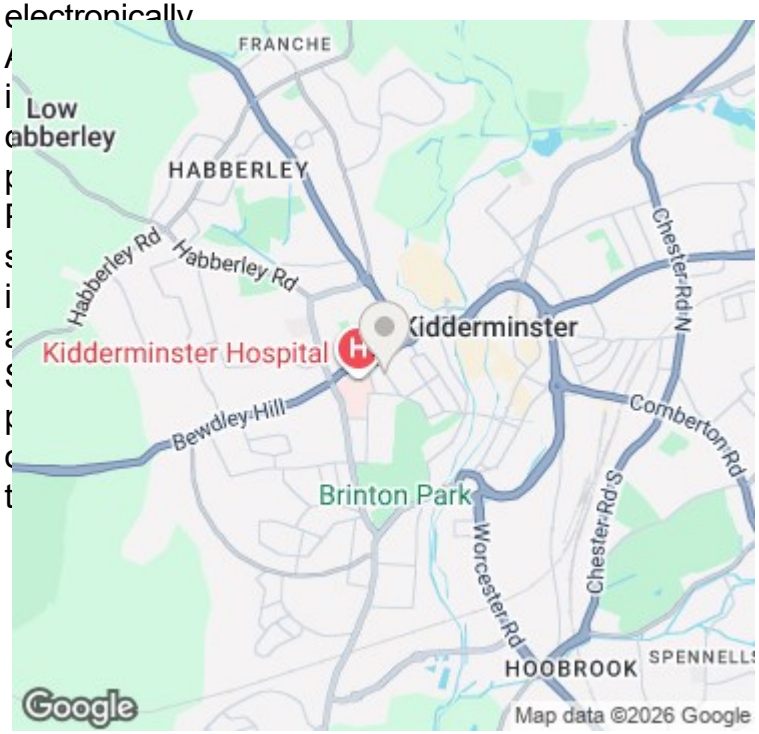


vehicles, a rare find in urban settings, providing both convenience and peace of mind.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

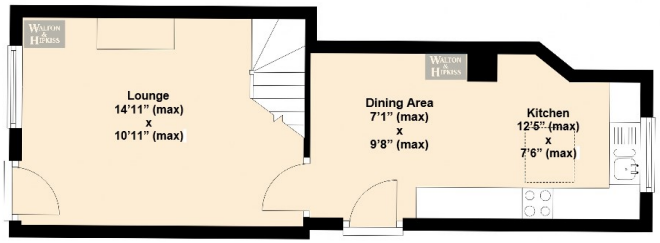
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.





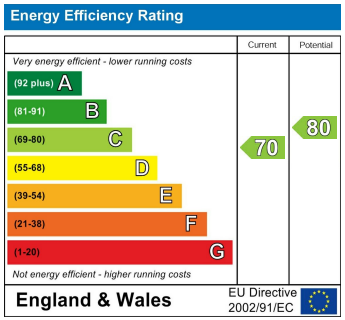
First Floor

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EPC Rating: C
Council Tax Band: A

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