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59 Leswell Street, Kidderminster, DY10 1RR

We are delighted to offer For Sale this mid terraced house situated in this popular residential location close to Kidderminster Town Centre and all its amenities as well as main road networks. The accommodation which is set over three floors comprises of a lounge, kitchen / diner, bathroom and access to the cellar on the ground floor, two bedrooms to the first floor and a loft bedroom. The property benefits further from a gas central heating system, double glazing and a rear garden. Register your interest today.

Council Tax Band A.
EPC Band Tbc

Offers Around £179,950

59 Leswell Street, Kidderminster, , DY10 1RR

Entrance Door

Opening to the living room.

Living Room

10'5" x 12'5" (3.20m x 3.80m)

Having a double glazed window to the front, radiator, and door to the inner lobby.

Inner Lobby

With stairs to the first floor landing, and door to the kitchen diner.

Kitchen Diner

12'9" x 10'5" (3.90m x 3.20)

Fitted with base units having a complementary work surface over, single drainer sink unit with mixer tap, space for domestic appliance with stainless steel splashback, plumbing for washing machine, double glazed window to the rear, door to the rear porch, and door with stairs leading to the cellar.

Rear Porch

Storage cupboard, door to the bathroom, and rear garden.

Bathroom

Fitted with a suite comprising a bath with shower over, w/c, pedestal wash basin, radiator, part tiled walls, and double glazed window to the side.

First Floor Landing

With doors to bedrooms one, and two, plus doorway to the stairs to the attic bedroom.

Bedroom One

12'9" x 10'5" (3.90m x 3.20m)

Having a double glazed window to the front.

Bedroom Two

10'5" x 10'5" (3.20m x 3.20m)

Having a double glazed window to the rear, and radiator.

Attic Bedroom

22'7" x 10'5" max (6.90m x 3.20m max)

Being dual aspect with dormers to the front and rear, and two radiators.

* Measurement includes the central staircase.

Outside

Rear Garden

Being laid to lawn.

Please be advised there is a traditional neighbouring right of way.

Council Tax Band

Wyre Forest DC - Band A.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

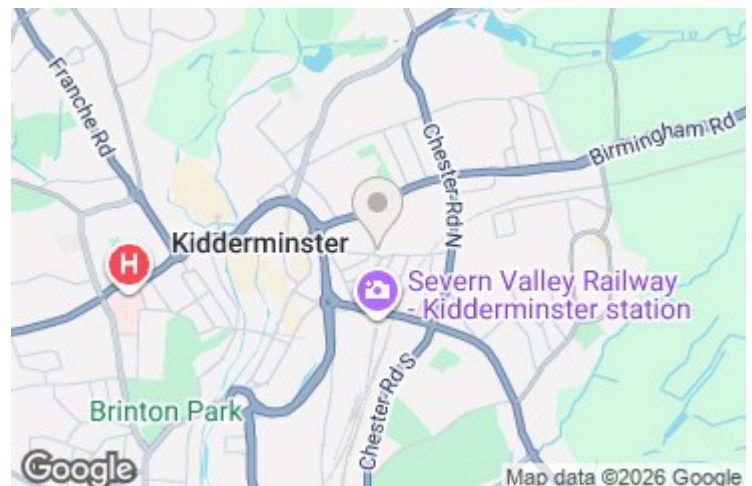
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

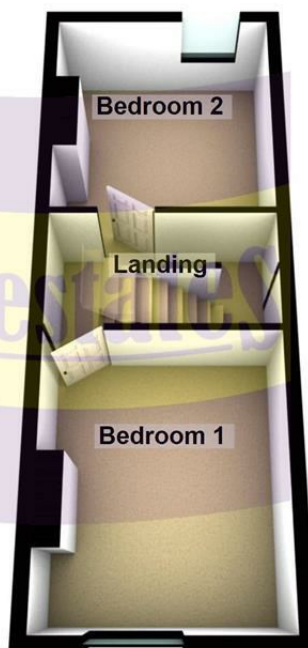
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Ground Floor



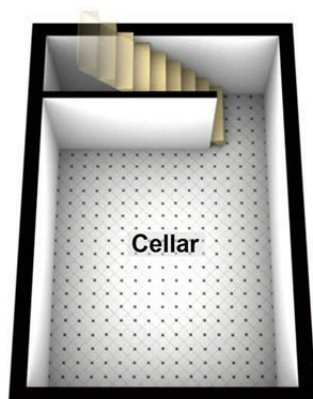
First Floor



Second Floor



Basement



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