



**Fairways Court,
Flat 16 Oldnall
Road,
Kidderminster,
Worcestershire,
£175,000**



**WALTON
&
HIPKISS**

Flat 16 Oldnall Road
Kidderminster
DY10 3HN



Full Description

Occupying a prime position within the highly desirable Fairways Court development, this spacious two-bedroom first-floor apartment enjoys delightful views across Kidderminster Golf Club and is offered to the market with no upward chain. Boasting generous living accommodation, a private balcony, garage and beautifully maintained communal grounds, this is an excellent opportunity for downsizers, professionals or investors alike.

Accessed via a secure entry system, the apartment provides spacious and well-presented accommodation throughout. The generous living room offers a bright and comfortable space with direct access to a private balcony, perfect for enjoying the tranquil setting. The fitted kitchen enjoys views over Kidderminster Golf Club, while the property also features two spacious double bedrooms, including a principal bedroom with en-suite, plus a separate shower room.

Externally, residents can enjoy beautifully maintained communal gardens, with the added benefit of a single garage providing secure parking or additional storage. An ideal opportunity for anyone seeking stylish and spacious living in a prestigious location.

Lounge

15'09" x 14'04"

This inviting lounge welcomes abundant natural light through a striking large arched window and French doors that open onto a balcony. The space is comfortably arranged with a dining area and a seating area around a charming fireplace, creating a warm and sociable atmosphere. Neutral decor and soft

carpeting add to the room's cosy feel, making it perfect for relaxing or entertaining.

Kitchen

9'07" x 10'10"

The kitchen is thoughtfully designed with cream cabinetry and contrasting dark worktops, complemented by a tiled splashback. It includes integrated appliances alongside freestanding ones, such as a washing machine. A sizeable window above the sink provides a pleasant outlook and ample daylight, making it a practical and appealing workspace.

Bedroom 1

13'05" x 13'10"

This spacious bedroom features a large window allowing natural light to fill the room. It is carpeted in a warm tone and includes enough space for additional furniture, creating a restful environment. A door leads to an en-suite bathroom, adding convenience and privacy.

En-Suite

7'03" x 7'10"

The en-suite bathroom attached to Bedroom 1 offers good space with a bath, toilet, and vanity unit. Its light, neutral tones and practical design provide a comfortable and private bathroom.

Bedroom 2

12'05" x 9'04"

This comfortable bedroom is light and airy, with a window to the outside and a soft carpet underfoot. It is well-sized and offers a versatile space that could also be adapted for other uses if required.



Shower Room

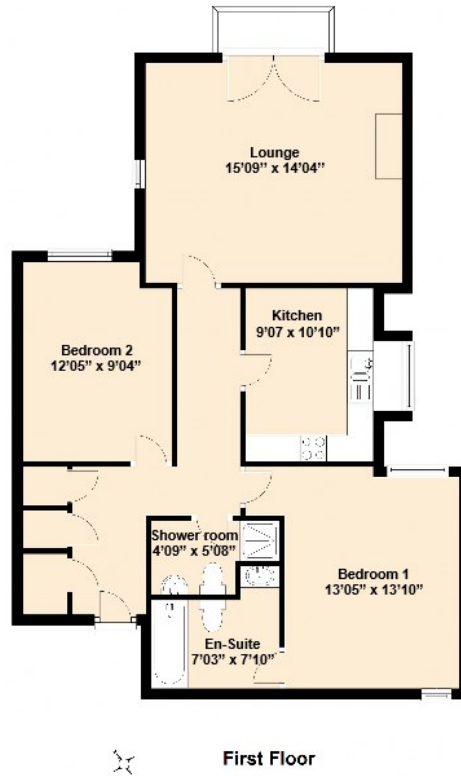
4'09" x 5'08"

This shower room is compact and functional, featuring a shower enclosure, a toilet, and a sink. Its neutral decoration and practical layout make it a useful additional bathroom space.

Garage

The garage is a single unit with a secure door and offers ample space for one car or additional storage. Its solid brick construction ensures durability and protection.





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EPC Rating:
Council Tax Band: C

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		

WALTON & HIPKISS