

35 Whitegate Drive,
Kidderminster,
DY11 6LG

Offers In The
Region Of £265,000







WALTON
&
HIPKISS

35 Whitegate Drive
Kidderminster
DY11 6LG


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Lounge
16'2" (max) x 13'11" (max)
This bright lounge offers a calm and welcoming space with a large window and sliding glass doors that open to the garden. The room features a fireplace with a mantle, neutral carpeting, and plenty of natural light, creating an inviting atmosphere to relax or entertain.

Kitchen
13'8" (max) x 11'3" (max)
The kitchen is a practical space with integrated cabinets wrapped around two walls, offering generous worktop area and storage. A sizeable window lets in natural light and a dining table comfortably fits within the room, making it ideal for casual meals. The decor includes a warm orange accent wall.

Bedroom 1
14'1" (max) x 13'5" (max)
This bedroom is spacious and comfortable, featuring a large window that fills the room with natural light. The walls are painted in warm tones, complemented by a carpeted floor and wooden furniture, including a chest of drawers and a bedside table.

Bedroom 2
13'7" (max) x 9'11" (max)
A cosy bedroom with a window overlooking the garden, showing a mix of soft natural light and warm wall colours. This room is furnished with a single bed and storage units, offering a bright and practical space.

Bedroom 3
10'2" (max) x 9'3" (max)
A smaller bedroom ideal for a single bed or study, this room features a window with plenty of daylight and decor that mixes light and pastel tones. It has a radiator and a carpeted floor, making it a comfortable and versatile space.

Bathroom
5'7" (max) x 5'7" (max)
This modern bathroom has a clean, contemporary finish with a walk-in shower, sleek vanity unit, and WC. The walls are tiled with neutral tones, complemented by a window that offers natural light and ventilation.

Rear Garden
The rear garden extends with a well-maintained lawn bordered by mature hedges and shrubs providing privacy and a peaceful setting. The garden also incorporates a gravelled area with flower pots and a wooden shed, creating a charming outdoor space to enjoy.

Front Exterior
The front exterior presents a neat and inviting facade of the semi-detached house with brickwork and cladding. There is a driveway providing off-road parking and an adjoining garage, bordered by well-kept hedges and a gravelled area.

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.

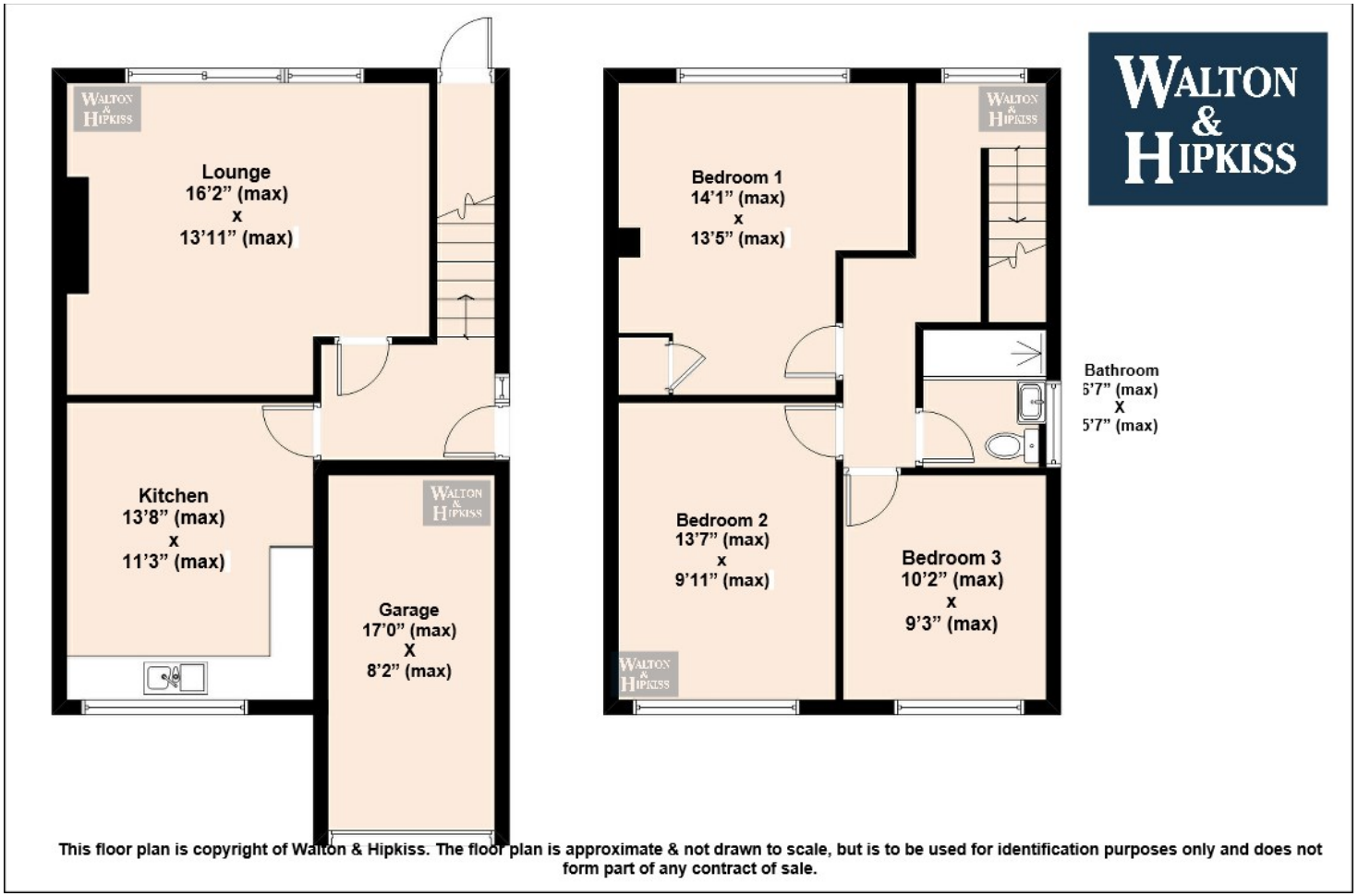
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £50 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

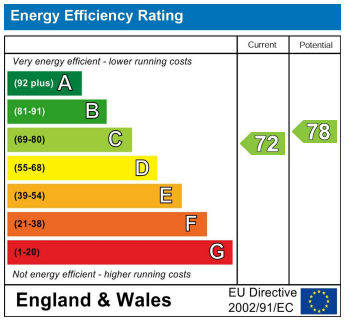
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.





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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: C

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