



2a Wolverhampton Road

KIDDERMINSTER, WORCESTERSHIRE DY10 2UR

David Jones
The **North Worcestershire** Property Expert





**An attractively priced one bedroom
freehold bungalow situated opposite
Broadwaters Park, set well back from the
main road on private driveway with
parking space to rear. No upwards chain.**

Property at a glance

- * Entrance Hall**
- * Lounge with open-plan kitchen area**
- * One double bedroom**
- * En-suite shower room**
- * Private parking space to rear**
- * Electric heating & upvc double glazing**
- * Council tax Band A**





This compact freehold bungalow offers all the benefits of single storey living at a rarely available price point, and is situated in a very convenient location tucked away off the Wolverhampton Road directly opposite Broadwaters Park.

With a private parking space to the rear and a small, easily maintained communal garden area with paved patio and shrubs, this is a low-maintenance property ideal for retired purchasers, located on a bus route giving access into town.

Plans have also been submitted for a brand new Sainsbury's convenience store proposed to replace the former Broadwaters Inn, just a minute's walk from the property.

Available with vacant possession and no upwards chain, the accommodation features upvc double glazing throughout, whilst heating is by way of electric wall heaters.

A central entrance hall gives way to the 21'5" x 14'5" (max) open plan lounge & kitchen area, the lounge having a decorative fireplace surround with electric fire and tiled hearth.

The kitchen area has a tiled floor, work surfaces with tiled splashbacks and a range of wall & base cabinets to include a freestanding electric cooker and space for a fridge plus washing machine.

The double bedroom has a spacious en-suite shower room (8'5" x 4'7") featuring a tiled floor, pedestal hand basin, wc and walk-in shower tray with glass screen and Triton T80 electric shower unit.

Outside, the property is approached via a private driveway shared with the neighbouring property, and leading to the parking area at the rear.



The Seller's View

" My parents liked living in this bungalow because of its quiet position set back from the road.

They enjoyed being able to walk just across the road to Broadwaters Park with their grandchildren, as well as liking the proximity to local shops and being on a bus route to go into town.

They felt it was perfect for them to retire to, as the bungalow provides ease of maintenance allowing them to enjoy their life together and a relaxing retirement."



"It's lovely to walk across the road to Broadwaters Park"

Tenure:
Freehold

Local Authority:
Wyre Forest District Council

Council Tax:
Band A

Services:
Mains electricity, water & drainage are connected

Broadband:
Ultrafast broadband is available at this location (Ofcom)

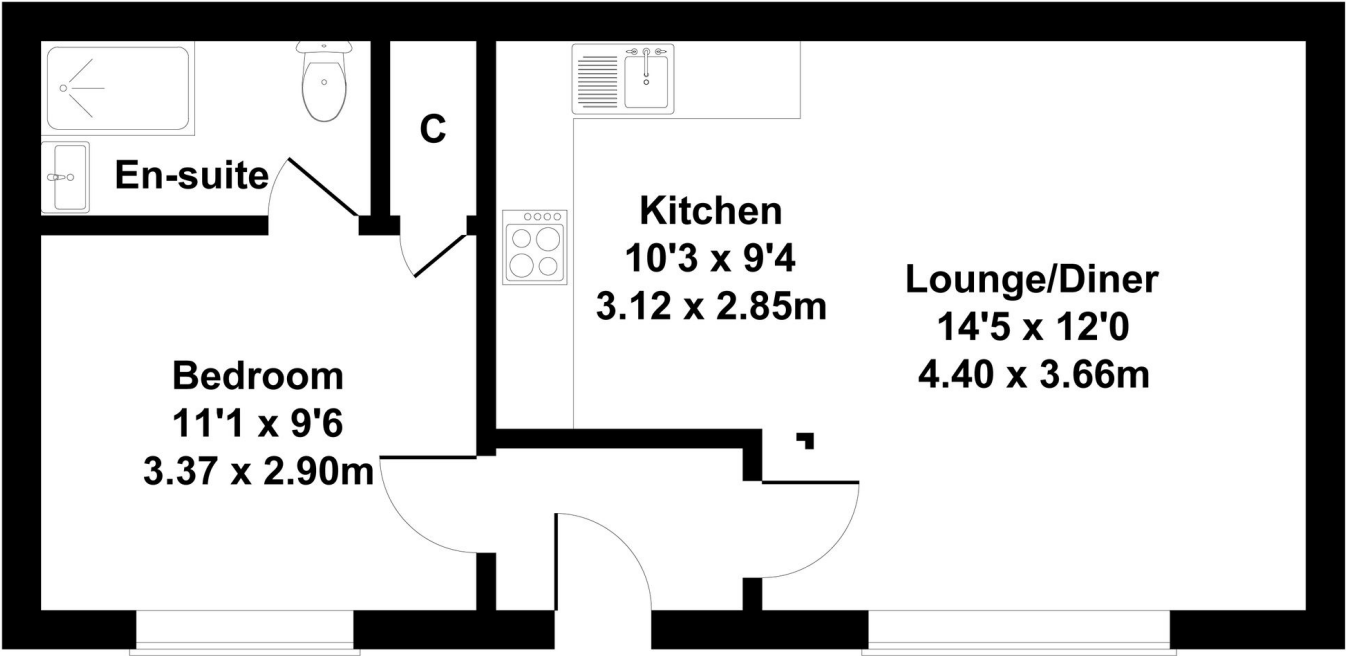
Mobile:
Good outdoors/ variable in home (Ofcom)

Estate Agent Contact Details
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Amenities/Distances

- Broadwaters Park 100 yards
- Local Convenience Store 0.3 mile
- Town Centre (Retail Parks) 1.3 miles
- Kidderminster Train Station 1.5 miles
- Kidderminster Hospital 1.8 Miles
- Merry Hill Shopping Centre 8 miles
- Worcester City Centre 15 miles
- Birmingham City Centre 17 miles

Approximate Gross Internal Area
463 sq ft - 43 sq m



GROUND FLOOR

AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

About the **Area**

Kidderminster

The largest of the three towns in the Wyre Forest District of North Worcestershire, Kidderminster lies 17 miles south-west of Birmingham and 15 miles north of Worcester, with a main railway line connecting to both of these cities.

As the main retail hub of the district, Kidderminster has a number of shopping centres including the Swan Centre, the Rowland Hill Centre, Crossley Retail Park and Weaver's Wharf Retail Park which is set around the beautifully restored Slingfield Mill.

The River Stour and Staffordshire & Worcestershire Canal both run through the town centre on their way to join the River Severn at Stourport, with much of the recent redevelopment of the town centre quite rightly recognising the value of these waterways and increasing their prominence, such as at Riverside Walk next to Weavers Wharf, where a number of pavement cafés, restaurants and bars sit alongside the riverbank.

Local attractions include the restored Severn Valley Railway running between Kidderminster and Bridgnorth, and the West Midlands Safari Park close to the Georgian riverside town of Bewdley.

Worcestershire

A county of changing landscapes where you can easily escape to the country whilst remaining within easy travelling distance of Birmingham and the West Midlands conurbation, with good access to the motorway network. North of Worcester the River Severn meanders on towards the Wyre Forest and Severn Valley, where the north-west tip of the county gives way to rural Shropshire amidst the most glorious and unspoilt countryside.



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“We would like to say how much we have appreciated your tireless work on our behalf. It is becoming a rarity to find someone who is so diligent, professional and compassionate. We will recommend you to anyone looking for a fabulous estate agent.”

Mr B Gittins



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