



### 1 Plimsoll Street, Kidderminster, Worcestershire, DY11 6TZ

\*\*\*\*\*COMING SOON\*\*\*\*\*

We are delighted to offer For Sale this detached property situated close to Kidderminster Town Centre. The accommodation is set over three floors and comprises of a lounge, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor and a loft bedroom. The property benefits further from gas central heating system and double glazing. (The property is currently tenanted at a monthly rental of £600 to a long term tenant). Contact the office for further details.

Council Tax Band C.

Epc Band E.

Offers Around £199,950

Entrance Door

Lounge

Dining Room

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Loft Bedroom

Rear Garden

Council Tax

#### Tenure - Not Verified

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

#### 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.

#### 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.

#### 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

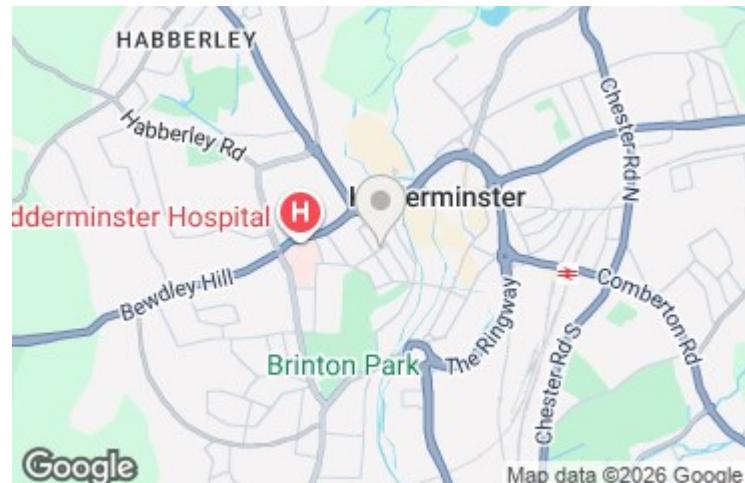
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.

RP-02/02/2026-V1



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