



Connells

Ibis Close
Kidderminster

Ibis Close Kidderminster DY10 4RX

For Sale
£400,000



Property Description

Located in a quiet cul-de-sac within the popular Spennells location, this spacious four-bedroom detached family home on Ibis Close offers versatile living accommodation ideal for modern family life.

The property features three reception rooms, a conservatory overlooking the rear garden, a well-appointed kitchen, four generous bedrooms and a family bathroom. The principal bedroom benefits from an en-suite shower room, while outside there is off-road parking and an enclosed rear garden.

Ideally positioned for families, the home is close to local amenities, well-regarded schools and excellent transport links. Nature lovers will appreciate the nearby Spennells Valley Nature Reserve, offering scenic walks, wildlife and open green spaces right on the doorstep.

An excellent family home in one of Kidderminster's most sought-after residential locations.

Approach

Tarmac driveway providing off-road parking for multiple vehicles, access to the garage, covered entrance porch and gated side access to the rear garden.

Entrance Hallway

Entrance door to front, paneled radiator, ceiling light point, staircase to first floor and access to all ground floor rooms.

Ground Floor Wc

Accessed via entrance hall, ground floor cloakroom fitted with low flush WC, wash hand basin, tiled walls and ceiling light point.

Lounge

Spacious lounge with double glazed bay window to the front aspect, laminate flooring, fireplace with feature surround, ceiling light point, panelled radiator and door leading to dining room.

Dining Room

Versatile dining room, with double glazed patio doors leading to the conservatory. Panelled radiator, ceiling light point and access to the kitchen.

Kitchen

Fitted with a range of wall and base units, work surfaces with inset sink and drainer, integrated oven with four ring gas hob and cooker hood over, double glazed window to rear aspect and opening to the utility room.

Utility Room

Useful utility area fitted with base units, space and plumbing for additional appliances, ceiling light point and panelled radiator.

Family Room/Third Reception

Additional reception area with double glazed window to rear aspect, panelled radiator, ceiling light point and door leading to rear garden.

Conservatory

Accessible from the dining room this conservatory adds an overspill to the living areas offering additional space for different uses. Double glazed construction with views over the rear garden and French doors providing access outside.

First Floor Landing

Loft access, airing cupboard and doors leading to all four bedrooms and the family bathroom.

Bedroom One

Principle bedroom offering fitted carpets, double glazed window to the rear aspect, panelled radiator, ceiling light point, fitted overhead wardrobes and door to en-suite.

En-Suite

Suite comprising shower cubicle, low level WC and wash hand basin with storage below. Frosted double glazed window to side and heated towel radiator.

Bedroom Two

Good sized second bedroom, double glazed window to front aspect, panelled radiator and ceiling light point.

Bedroom Three

Fitted carpet, double glazed window to rear aspect, panelled radiator and ceiling light point.

Bedroom Four

Fourth bedroom, fitted carpet, double glazed window to front aspect, ceiling light point and panelled radiator.

Family Bathroom

Bathroom suite comprising panel bath with shower over, low level WC and wash hand basin with vanity unit. Frosted double glazed window to side aspect, radiator and ceiling light point.

Outside

Rear Garden

Enclosed rear garden comprising paved patio seating areas, lawn, gravel borders and fenced boundaries with gated side access.

Garage

Accessed via up and over door to front and integral access from inside. Useful for additional storage.

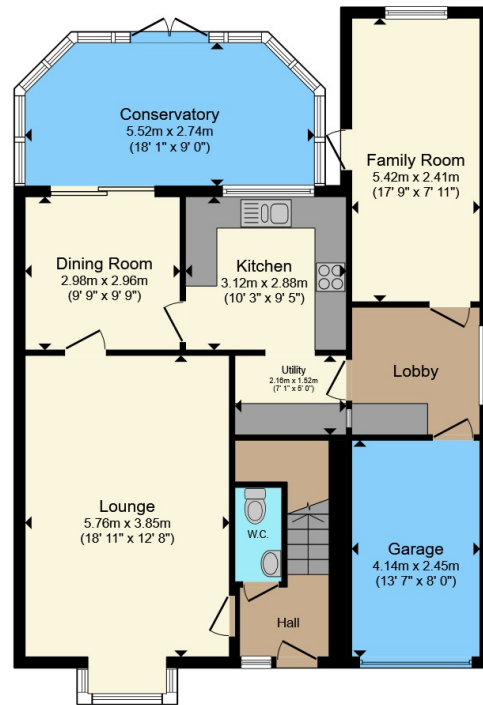
Agents Notes

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. *

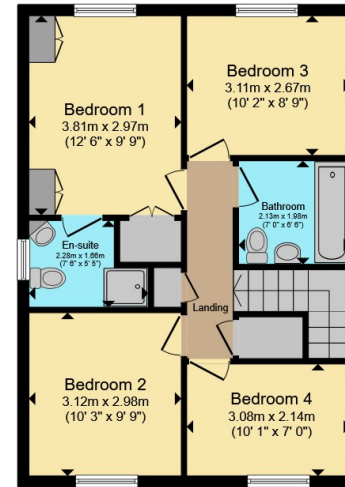








Ground Floor



First Floor

Total floor area 154.6 m² (1,664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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