



**17 Park Street, Kidderminster, DY11 6TN**

We are delighted to offer For Sale this mid terraced house which is situated in this popular and convenient area, ideal for Kidderminster Town Centre, Kidderminster Hospital and out of town shopping areas. The Accommodation comprises of a lounge, dining room, kitchen and bathroom to the ground floor, two bedrooms to the first floor and loft bedroom. The property benefits further from a gas central heating system, double glazing and rear garden. Ideal for a first time buyer or buy to let purchase. Book your viewing early to avoid missing out.

Council Tax Band A.  
 Epc Band D.

**Offers Around £160,000**



### Entrance Door

Opens into the lounge

### Lounge

Having a double glazed window to the front, radiator and doorway to lobby.

### Lobby

Having staircase to the first floor landing and doorway to the dining room.

### Dining Room

13'1" x 10'5" (4.0 x 3.2m)

Having a double glazed window to the rear, door to the cellar, radiator and door doorway to the kitchen.

### Kitchen

10'5" x 6'2" max 4'3" min (3.2m x 1.9m max 1.3m min)

Having a range of wall and base cabinets with wood effect doors with marble effect work surface over, single drainer sink unit with mixer tap, space for domestic appliance, part tiled walls, tiled flooring, double glazed window to the side and doorway to the rear lobby.

### Rear Lobby

6'2" x 2'11" (1.9m x 0.9m)

Having wall mounted gas central heating boiler, door to the rear garden and door to the bathroom.

### First Floor Landing

Having staircase to the loft bedroom and doors to bedrooms one and two.

### Bedroom One

11'9" x 10'5" (3.6m x 3.2m)

Having a double glazed window to the front and radiator.

### Bedroom Two

11'9" x 10'5" (3.6m x 3.2m)

Having a double glazed window to the rear and radiator.

### Loft Bedroom

18'0" x 10'5" max 7'10" min (5.5m x 3.2m max 2.4m min)

Having a double glazed window to the rear and radiator.

### Rear Garden



Having paved patio and pathway leading to the lawn area.

### 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.

### Council Tax

Wyre Forest District Council Band A.

### 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.

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