



For Sale: £550,000. Freehold  
Habberley Lane, Kidderminster, DY11

- Large Plot
- Three Receptions
- Four Bedrooms
- EPC D

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this period four bedroom detached property which is situated within a sizeable plot and was originally built for local printer Harry Cheshire. The property has been recently updated to include new driveway, kitchen and bathroom together with recent repointing, updated electrics, re-carpeted and decorated throughout (flat roof was replaced in the last 2 years). The property benefits from a plethora of original features with accommodation to comprise; porch, entrance hallway, living room, dining room, sun room, kitchen, utility, guest cloaks, cellar, four great-sized bedrooms and family bathroom. Former planning consent for a two storey extension to add a tandem garage and fifth bedroom. EPC D.

<b>Porch</b>	French doors, with double glazed windows, tiled floor. The original leaded front door leads to the entrance hallway, with a ceiling light point.	<b>Utility Room</b>	UPVC, double-glazed window to the rear elevation, ceiling light point and plumbing for an automatic washing machine.
<b>Entrance Hallway</b>	Original oak Parquet flooring and panelling with doors radiating to the living room, dining room, kitchen and cellar. Stairs rising to the first floor. Original features include coving, picture rail and original stained-glass windows framing the matching entrance door. Ceiling light point, gas centrally heated radiator.	<b>First Floor Landing</b>	Doors to 4 bedrooms and a family bathroom. Loft access hatch, five wall light points. Original stained-glass window to the side elevation and picture rail. Gas central heating radiator.
<b>Living Room</b>	Retains all the original coving, picture rails and ornate white plaster cornice with fluted door architrave. UPVC, double-glazed bay window to the front elevation, two ceiling light points, two wall light points and gas centrally heated radiator. Marble fireplace with gas fire.	<b>Bedroom One</b>	Gas centrally heated radiator, ceiling, light point, two wall light points, UPVC, double-glazed bay window to the front elevation and picture rail.
<b>Dining Room</b>	Exposed floorboards, ceiling light point with ceiling rose, double French doors open to the sunroom. Two UPVC double-glazed windows to the side elevation, log burner with original marble hearth and stone surround, gas centrally heated radiator, ceiling light point, and two wall light points.	<b>Bedroom Two</b>	Gas central heating radiator, original stained glass box window to the rear elevation, ceiling light point, and picture rail.
<b>Sun Room</b>	UPVC picture window to the side elevation and bi-fold doors to the rear, ceiling light point and two wall light points. Tiled floor and gas centrally heated radiator.	<b>Bedroom Three</b>	Gas central heating radiator, ceiling light point, UPVC, double-glazed window to the rear elevation and picture rail.
<b>Kitchen</b>	Newly fitted with a range of solid wood wall and base units with quartz work surfaces over with matching upstands and tiled splashbacks. Inset copper sink with mixer tap, gas centrally heated radiator. Two integrated ovens, a five-ring gas hob with an extraction hood over. Built-in fridge, freezer, and dishwasher. Riled splashbacks. Two ceiling light points and two UPVC windows to the side elevation. Worcester combination boiler. Door to vestibule.	<b>Bedroom Four</b>	UPVC double-glazed window to the front elevation, gas central heating radiator, ceiling light point and picture rail.
<b>Vestibule</b>	Original quarry tiled floor. Ceiling light point, doors to the guest cloak room and utility room. UPVC double-glazed door to the side elevation.	<b>Family Bathroom</b>	Burlington Suite comprising roll top bath with a waterfall shower over, low-level WC and a pedestal sink. UPVC double-glazed obscured window to the side elevation. Fully tiled, two wall light points, ceiling, spot lights, ceiling light point, extraction fan, gas central heating radiators and shaver socket.
<b>Cloak Room</b>	High-level Burlington WC, ceiling light point and original quarry tiled floor.	<b>Externally</b>	The lakes is situated within a large plot. There is a large, recently replaced block paved, driveway, wrap-around garden with mature borders and an array of fruit trees. Decked and tiled patio areas and a raised seating area overlooks the water feature. A fully fenced boundary encloses the lawn and garden, with side access gates to the rear and to the lawned areas from the driveway and out house. There is a garden shed and outhouse/ wood store.



# Room Details

Porch	2.68m x 0.68m (8'10" x 2'3")
Entrance Hallway	5.44m x 2.76m (17'10" x 9'1")
Living Room	5.49m x 3.99m (18'0" x 13'1")
Dining Room	3.97m x 4.12m (13'0" x 13'6")
Sun Room	2.95m x 3.59m (9'8" x 11'9")
Kitchen	5.33m x 3.04m (17'6" x 9'12")
Vestibule	
Cloak Room	1.72m x 0.87m (5'8" x 2'10")
Utility Room	2.18m x 2.05m (7'2" x 6'9")
First Floor Landing	
Bedroom One	5.50m x 3.98m (18'1" x 13'1")
Bedroom Two	3.99m x 3.97m (13'1" x 13'0")
Bedroom Three	3.78m x 3.05m (12'5" x 10'0")
Bedroom Four	2.74m x 2.67m (8'12" x 8'9")
Family Bathroom	1.81m x 3.32m (5'11" x 10'11")



TOTAL FLOOR AREA : 1746 sq ft. (162.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and should not be used to calculate areas or dimensions. It is the responsibility of the prospective purchaser to have the property measured by a surveyor and no guarantee is given as to their operability or efficiency can be given.  
Made with Homeplan 2010

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		Not energy efficient - higher running costs	
		56	76
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property.  
These particulars do not constitute any part of an offer or contract.

