



**46 Humphries Drive, Kidderminster, DY10 1XQ**

\*\*\*\*\* CALLING ALL FIRST TIME BUYERS OR BUY TO LET INVESTORS \*\*\*\*\*

We are delighted to offer For Sale this well presented and extended end terraced house which is situated in this popular residential location ideal for local shops and main road networks. Having been much improved by the current owners the accommodation comprises of a lounge, kitchen and dining area to the ground floor, bedroom and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, front and rear gardens and a parking area to the side with two allocated spaces and an EV car charging point. An early internal inspection is a must to avoid missing out.

Council Tax Band B.

Epc Band D.

**Offers Around £169,950**

## 46 Humphries Drive, Kidderminster, , DY10 1XQ

### Entrance Door

Opens into the reception hall.

### Reception Hall

Having wooden effect laminate flooring and a door way to the lounge.

### Lounge

14'9" x 12'1" (4.5m x 3.7m)



Having a double glazed window to the front, laminate wood effect flooring, feature fire surround, open plan staircase tot he first floor landing, radiator and door to the kitchen.

### Lounge



### Kitchen

12'1" x 5'10" (3.7m x 1.8m)



Fitted with wall and base cabinets with complimentary worksurface over, single drainer sink unit with mixer tap, built in oven and hob, plumbing for washing machine, part tiled walls, radiator, wood effect laminate flooring and walkthrough to the dining area.

### Kitchen



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### Dining Area

9'6" x 8'2" (2.9m x 2.5m)



Having wood effect laminate flooring, radiator, double glazed windows to the side and rear with a double glazed door giving access to the rear garden.

### Bedroom

14'1" max x 12'1" max 8'6" min (4.3m max x 3.7m max 2.6m min)



Having two double glazed windows to the front, fitted wardrobes, storage cupboard and radiator.

### First Floor Landing



Having a double glazed window to the rear, access to the loft space, doors to the bedroom and the bathroom.

### Bedroom



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### Bathroom

6'2" x 5'6" (1.9m x 1.7m)



Having a white suite comprising of a panel bath with shower and screen over, pedestal wash hand basin, W/c, part tiled walls, radiator and double glazed window to the rear.

### Outside



Having a lawn fore garden with pathway to the front entrance door.

### Rear Garden



Having a paved patio area leading to the lawn with a rear access gate giving access to the allocated parking area to the side.

### Parking Area



The property comes with two parking spaces and an E.V. charging point.

### 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

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specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### Council Tax

Wyre Forest District Council Band B.

### 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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