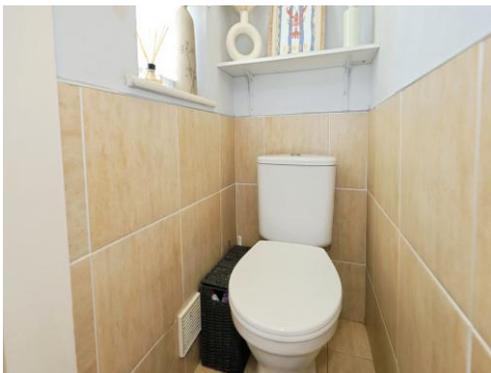




Connells

Gainsborough Mews
Kidderminster



Property Description

Fantastic family home nestled in a quiet cul-de-sac in Kidderminster, boasting modern and spacious living throughout. Local schooling including Sutton Park Primary School, St Johns CofE Primary and Baxter College are all within a 1.5 mile radius. Commuting routes including the A456 and A442 near-by provides easy access to surrounding areas. On approach, a neat driveway to the front provides off-road parking with a carport leading to the garage. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a cloakroom, a cosy lounge, spacious and modern open-plan kitchen/diner and a conservatory. To the first floor, you will find three great sized bedrooms and a family bathroom. Gas central heating and double glazing throughout. Externally, Gainsborough Mews boasts an enclosed rear garden with access to the garage and utility room.

Front Elevation

Driveway to the front providing off-road parking with access to a carport and garage.

Entrance Hall

Welcoming hallway boasting wood flooring, ceiling light point, a radiator and stairs up to the first floor. Double glazed window to the side.

Cloakroom

Comprising a WC, tiled flooring, ceiling light point, partially tiled walls and a double glazed frosted window to the side.

Lounge

15' x 10' 10" (4.57m x 3.30m)

Cosy lounge offering fitted carpet, ceiling light point, a radiator and a double glazed bay window.

Kitchen

12' 4" x 8' 8" (3.76m x 2.64m)

Modern fitted kitchen boasting a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven and hob with extractor fan and space for a dishwasher. Wood flooring, tiled walls, ceiling spotlights, a double glazed window to the rear and a door to the side.

Dining Area

12' 4" x 7' 10" (3.76m x 2.39m)

Great dining space being open-plan to the kitchen offering wood flooring, ceiling spotlights, a radiator and double glazed French doors opening into the conservatory.

Conservatory

9' 1" x 8' 10" (2.77m x 2.69m)

Cosy additional reception room boasting wood flooring, a radiator and double glazed windows surrounding. French doors to the side opening out to the garden.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with built-in storage, fitted carpet, ceiling light point, loft access and a double glazed window to the side.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bedroom Two

12' 5" x 10' 2" (3.78m x 3.10m)

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear.

Bedroom Three

7' 2" x 6' 7" (2.18m x 2.01m)

Boasting built-in storage, fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bathroom

Comprising a wash hand basin, WC and a panelled bathtub with shower over. Tiled walls and flooring, ceiling light point, chrome heated towel rail and a double glazed frosted window to the rear.

Outside

Rear Garden

Enclosed garden offering patio, gravelled and lawn areas with bedding borders. Access to the car port, garage and utility room.

Garage

17' 1" x 8' (5.21m x 2.44m)

Great sized garage offering power and lighting, accessed via an up and over door to the front and a pedestrian door to the side into the rear garden.

Utility Room

8' x 6' 2" (2.44m x 1.88m)

Situated at the rear of the garage, accessed via a pedestrian door from the garden. Base units, power and lighting.









Total floor area 106.7 m² (1,148 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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Tenure: Freehold

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