



Connells

Hazelwood Close
Kidderminster

Hazelwood Close Kidderminster DY11 6LN

for sale offers in the region of
£435,000



Property Description

Impressive family home boasting a carefully designed layout, allowing individual living areas on both floors! Nestled in a quiet, residential cul-de-sac, this fantastic home sits close to Kidderminster Town Centre providing an array of amenities, local schooling including Foley Park Primary Academy and Nursery, St Johns CofE Primary and Baxter College all within a 2 mile radius. On approach, a neat garden and driveway provides off-road parking, garage access, rear garden access main property access and a side door leading to the first floor accommodation. Stepping inside, a welcoming hallway branches off to all ground floor rooms including a lounge, dining room, fitted kitchen, two good sized bedrooms and a shower room. The first floor houses a separate living layout with an open-plan lounge, kitchenette and double bedroom area and a door leading to a fitted bathroom suite. Gas central heating and double glazing throughout both floors. Externally, Hazelwood Close boasts an enclosed rear garden offering patio and lawn space.

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.

Front Elevation

Large corner plot boasting ample parking space, garage access and a wrap around lawn area with established trees and bushes.

Gated access into the rear garden, a door into the main property and a side door to the first floor accommodation.

Entrance Hall

Welcoming hallway offering fitted carpet, ceiling light point and a panelled radiator.

Lounge

15' 1" x 11' (4.60m x 3.35m)

Spacious living area offering fitted carpet, ceiling light point, panelled radiator and a double glazed bay window to the front.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

Offering tiled flooring, ceiling light point, panelled radiator, a double glazed window to the rear and a door to the side into the rear garden. Door through to a utility space with plumbing for a washing machine and space for a tumble dryer.

Kitchen

12' x 11' (3.66m x 3.35m)

Fitted kitchen having a range of wall and base units and ample work surface space. Inset sink and drainer unit and space for a cooker and fridge freezer. Tiled flooring, partially tiled walls, ceiling light point and a double glazed window to the rear.

Bedroom One

12' x 10' 9" (3.66m x 3.28m)

Double bedroom offering fitted carpet, ceiling

light point, panelled radiator and a double glazed window to the rear.

Bedroom Two

11' 10" x 10' 10" (3.61m x 3.30m)

Double bedroom offering fitted carpet, a wall-mounted air conditioning unit, ceiling light point, panelled radiator and a double glazed bay window to the front.

Shower Room

Comprising a WC and wash hand basin unit with storage and a walk-in shower. Vinyl flooring, partially tiled walls, ceiling light point, panelled radiator and a double glazed frosted window to the rear.

First Floor Accommodation

Kitchen / Lounge / Bedroom

25' 5" x 15' 3" (7.75m x 4.65m)

Open-plan living space boasting a kitchenette with base units, work surfaces, inset sink and drainer unit and an electric hob, a lounge area and bedroom area with space for a double bed. Wood flooring throughout, ceiling light points, panelled radiator and double glazed skylights.

Bathroom

Comprising a wash hand basin, WC and a panelled bathtub. Chrome heated towel rail, tiled walls and flooring, ceiling light point and a double glazed skylight.

Outside

Rear Garden

Spacious and enclosed garden boasting a patio area, a large lawn and plenty of raised bedding areas. Gated access to the front driveway.

Garage

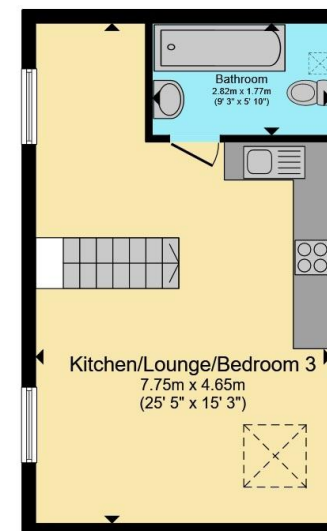
19' 8" x 8' 3" (5.99m x 2.51m)

Fantastic storage space offering power and lighting, accessed via an up and over door to the front.









Total floor area 136.0 m² (1,464 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

Connells

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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