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418 Chester Road North, Kidderminster DY10 1TB

Offers Over £550,000

418 Chester Road North

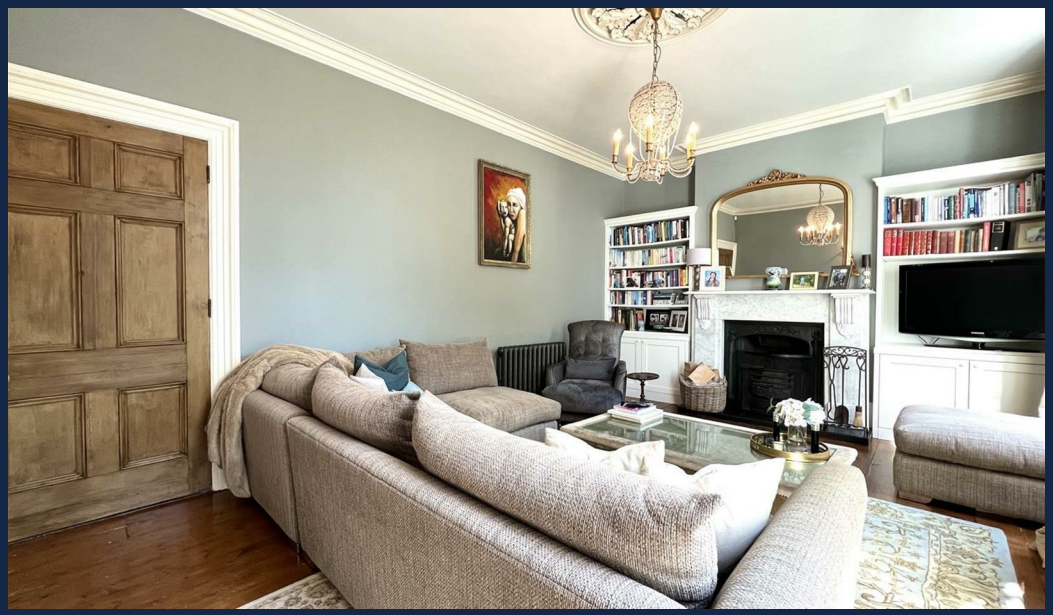
Situated on Chester Road North in the popular town of Kidderminster, this beautiful semi-detached Georgian house offers a delightful blend of character and modern living. With its elegant architecture and spacious interiors, this property is perfect for families seeking both comfort and style.

The house boasts three generous reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. Each of the four well-proportioned bedrooms is designed to offer excellent comfort, ensuring that everyone has their own private retreat. The property features two bathrooms, which adds convenience for busy households.

One of the standout features of this home is its large garden, a perfect oasis for outdoor activities, gardening, or simply relaxing in the fresh air. The expansive outdoor space is ideal for children to play or for hosting summer barbecues with friends and family.

Parking is never a concern here, as the property offers ample off-road parking for up to four vehicles, making it easy for residents and visitors alike.

This Georgian gem combines traditional charm with practical living, making it a wonderful opportunity for those looking to find their forever family home. With its excellent location and spacious layout, this property is sure to impress. Don't miss the chance to make this beautiful house your new home.



Approach
Approached via gravel driveway providing ample space for parking, paved pathway to front door and access to garage.

Entry Hall
With door to side, central heating radiator and traditional tiling to floor. Oak staircase leads to the first floor landing and doors radiate to:

Lounge 13'1" max 3'11" min x 19'4" max 18'4" min (4.0 max 1.2 min x 5.9 max 5.6 min)
With two double glazing windows to front, two central heating radiators and wood flooring throughout. Beautiful feature working fireplace with marble surround and decorative ceiling rose.

Dining Room 14'9" max 3'3" min x 13'5" max 6'10" min (4.5 max 1.0 min x 4.1 max 2.1 min)
With bay window to rear, central heating radiator and wood flooring throughout. Feature marble fireplace, decorative panelling to walls and ceiling rose.

Shower Room
With sash window to side, central heating radiator and tiling to floor and walls. Pedestal sink, w.c. and fitted shower cubicle with hand held and drench head.

Sitting Room 12'1" max 10'5" min x 11'5" max 2'7" min (3.7 max 3.2 min x 3.5 max 0.8 min)
With dual aspect double glazing windows to front and side, central heating radiator and wood flooring. Feature fireplace, decorative ceiling rose and door leading through into the kitchen.

Kitchen Dining 14'9" max 9'6" min x 16'0" max 11'1" min (4.5 max 2.9 min x 4.9 max 3.4 min)
With double glazing window to side and rear, stable door out to patio and further door out to side. Two central heating radiators, tiling to floor and various fitted wall and base units with worksurface over and matching island. There is a sink with drainage, space for a large range cooker with extractor fan overhead and further space and plumbing for white goods. Doors lead through to pantry.

Pantry 4'11" x 4'3" (1.5 x 1.3)
With window to side, space and plumbing for white goods and house boiler.

First Floor Landing
Split level landing with dual aspect double glazing windows to sides, two central heating radiators and access to loft via hatch. Doors lead to bedrooms and bathroom.

Bedroom One 13'1" max 3'11" min x 19'4" max 18'4" min (4.0 max 1.2 min x 5.9 max 5.6 min)
With two sash windows to front, central heating radiator and feature fireplace.

APRIL 2025

Bedroom Two 12'1" max 3'7" min x 13'5" max 12'1" min (3.7 max 1.1 min x 4.1 max 3.7 min)
With double glazing window to rear, central heating radiator, wood flooring and feature fireplace.

Bedroom Three 12'5" max 11'1" min x 10'5" max 7'6" min (3.8 max 3.4 min x 3.2 max 2.3 min)
With double glazing window to front and central heating radiator.

Bedroom Four 16'0" max 2'11" min x 10'5" max 7'6" min (4.9 max 0.9 min x 3.2 max 2.3 min)
With sash window to side and central heating radiator.

Bathroom
With obscured sash window to side, central heating radiator and tiling to floor and half walls. Pedestal sink, w.c., freestanding roll top bath with hand held shower and fitted corner shower with drench head.

Study 7'2" x 8'10" (2.2 x 2.7)
Accessed via the garden with double glazing window to rear and ample space for office furniture.

Cellar
Accessed via hallway with steps down and lighting overhead.

Garage 8'10" x 17'4" (2.7 x 5.3)
With windows to side and lighting overhead. Can be access via door to the rear or garage door to the front.

Garden
An excellent space with large paved patio area leading to the lawn with mature planter beds and trees, established borders with fence panels and access to the front of the property via the garage. Access to study.

Tenure - Freehold
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax
Tax band is E.

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fee's
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing

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charges that would ordinarily be quoted.

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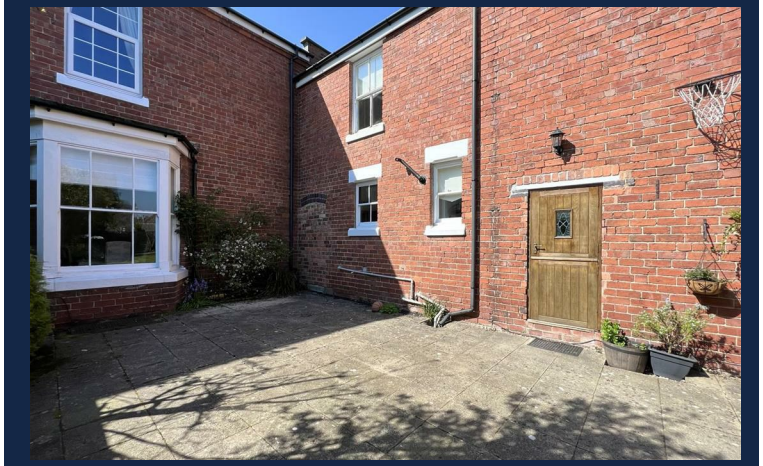

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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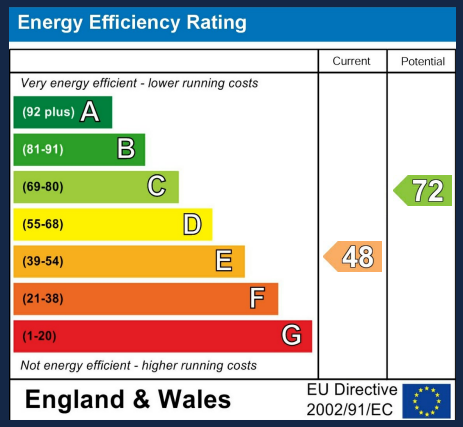
VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.



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