



**28 St. Georges Terrace, Kidderminster, Worcestershire, DY10 1SQ**

**FULL DETAILS TO FOLLOW**

We are delighted to offer For Sale this double fronted end terraced house which is situated close to Kidderminster Town Centre and its amenities. The accommodation comprises of a lounge, dining room, kitchen and utility to the ground floor, two bedrooms, master with ensuite bathroom and a shower room to the first floor. The property benefits further from a gas central heating system, part double glazing, off road parking and rear garden. Available with No Upward Chain.

Council Tax Band B.

Epc Band Tbc

**Offers Over £185,000**

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### Entrance Door

Opens into the kitchen.

### Kitchen

11'1" x 8'10" (3.4m x 2.7m)



Having wall and base cabinets with wood effect doors and complimentary worksurface over, single drainer sink unit with mixer tap, part tiled walls, wooden double glazed window to the front, wall mounted gas central heating boiler, radiator and walkthrough to the dining room.

### Dining Room

14'1" max into bay 11'5" min x 12'5" (4.3m max into bay 3.5m min x 3.8m)



Having a wooden double glazed bay window to the front, wooden flooring, radiator and door to hallway.

### Hallway

13'5" x 5'10" (4.1m x 1.8m)

Having a staircase to the first floor with wooden spindle balustrade, door to the cellar, lounge and archway to the rear lobby.

### Lounge

13'5" x 12'5" (4.1m x 3.8m)



Having a double glazed window to the rear, wooden flooring and a radiator.

### Rear Lobby

4'7" x 3'11" (1.4m x 1.2m)

Having a door to the rear garden, radiator and door to the utility room.

### Utility

4'7" x 4'3" (1.4m x 1.3m)

Having a double glazed window to the side and radiator.

### First Floor Landing

8'2" x 5'10" (2.5m x 1.8m)

Having a wooden spindle balustrade, access to the lost space, doors to the bedrooms and shower room.

### Bedroom One

13'5" x 12'5" (4.1m x 3.8m)



Having a double glazed window to the rear, radiator and door to the ensuite bathroom.

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### Ensuite Bathroom

11'1" x 8'6" (3.4m x 2.6m)



Fitted with a white suite comprising a panel bath with shower attachment, pedestal wash hand basin, W/C, laminate wood effect flooring, wooden double glazed window to the front and a radiator.

### Bedroom Two

12'5" x 12'5" (3.8m x 3.8m)



Having a wooden double glazed window to the front, wooden flooring and radiator.

### Shower Room

5'10" x 4'11" (1.8m x 1.5m)



Having a shower base, pedestal wash hand basin, W/C, part tiled walls, double glazed window to the rear and a radiator.

### Outside

Driveway to the front providing off road vehicular parking.

### Rear Garden

Having a patio area with steps down to the main garden area.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax

Wyre Forest District Council Band B.

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

### 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

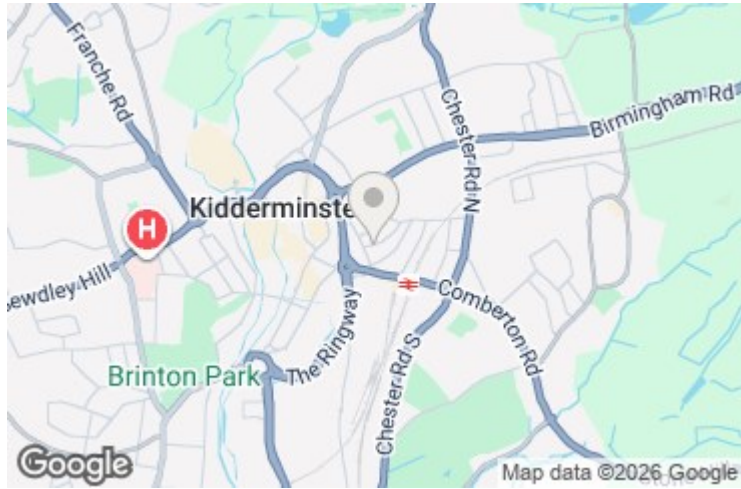
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or

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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.

RP06-08-2025-V1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	