



### 5 Cobden Street, Kidderminster, DY11 6RP

We are delighted to offer For Sale this extended end terraced property situated in this popular and convenient location. The accommodation is in need of modernisation and improvement currently consists of an entrance hall, cloakroom, lounge / diner, breakfast room, sitting room, kitchen and utility to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system (not tested), double glazing, gardens to front and rear. Available with No Upward Chain.

Council Tax Band C.  
Epc Band Tbc.

**Offers Around £180,000**

## 5 Cobden Street, Kidderminster, , DY11 6RP

### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

7'6" x 6'6" (2.3m x 2.0m)

Having a double glazed window to the front, door to storage cupboard, staircase to the first floor landing, doorways to the lounge / diner and sitting room.

### Lounge / Diner

24'11" x 11'1" max 7'10" min (7.6m x 3.4m max 2.4m min)



Having a double glazed sliding patio doors to the rear, radiator, coving to the ceiling, wall light points and door to breakfast room.

### Breakfast Room

8'6" x 8'2" (2.6m x 2.5m)



Having radiator, doors to sitting room, side hall and walkthrough to the kitchen.

### Sitting Room

19'4" x 8'2" (5.9m x 2.5m)



Having a double glazed window to the front, radiator, coving to the ceiling and wall light points.

### Kitchen

12'5" x 11'1" (3.8m x 3.4m)



Having wall and base cabinets with work surface over, single drainer sink unit with mixer tap, double glazed windows to the rear and side, double glazed door to the rear and door to the utility room.

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### Utility Room

12'1" x 7'6" max 6'2" min (3.7m x 2.3m max 1.9m min)



Having a double glazed window to the rear and a work surface with a single drainer sink unit.

### Bedroom One

11'5" x 10'2" (3.5m x 3.1m)



Having a double glazed window to the rear and a radiator.

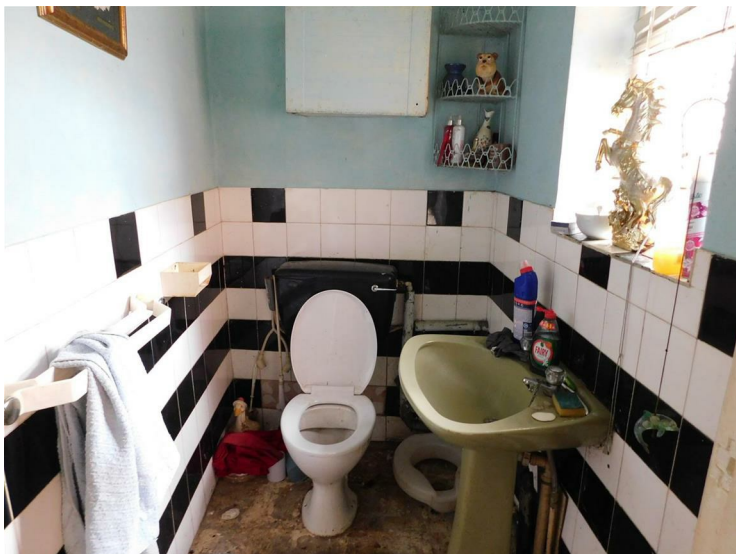
### Side Hall

5'2" x 4'3" (1.6m x 1.3m)

Having a double glazed door to the front and door to the cloakroom.

### Cloakroom

5'10" max 5'6" min x 4'3" (1.8m max 1.7m min x 1.3m)



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

### Bedroom Two

15'1" x 8'2" (4.6m x 2.5m)



Having a double glazed window to the front.

### First Floor Landing

Having doors to the bedrooms and bathroom.

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### Bedroom Three

11'5" x 8'2" (3.5m x 2.5m)



Having a double glazed window to the front, fitted wardrobes and a radiator.

### Bathroom

8'2" x 8'2" (2.5m x 2.5m)



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

### Outside

### Rear Garden



### Rear Garden



### Rear Elevation



### Council Tax

### Tenure - Not Verified

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

### Services 2

The agent has not been able to verify the availability and nature of services such as gas, electricity, water and drainage. 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 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.

RP-06/05/2026-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	