



**49A Brinton  
Crescent,  
Kidderminster,  
DY11 6NT**

**Offers In The  
Region Of £275,000**



**WALTON  
&  
HIPKISS**

49A Brinton Crescent  
Kidderminster  
DY11 6NT



Located in the sought-after area of Brinton Crescent, Kidderminster, this charming detached house offers three spacious bedrooms and an inviting reception room, ideal for family living and entertaining.

#### Hallway

The entrance hallway creates a welcoming first impression, with soft grey carpeting adding warmth against the crisp white walls. A staircase leads to the first floor, while the light, neutral décor provides a fresh and uncluttered feel, setting the tone for the rest of the home.

#### Lounge

13'00" x 12'05"

A cosy living room with neutral tones and carpeted flooring. The room has a window allowing plenty of natural light, with two armchairs and a sofa arranged comfortably around a central coffee table. A wall-mounted electric fireplace adds warmth and charm, complemented by wooden storage furniture and a television stand.

#### Kitchen

9'10" x 7'10"

The kitchen boasts a modern, sleek design with light grey cabinetry and matching work surfaces. It features an integrated oven with a hob, a microwave, and ample storage space. The room is brightened by a large window overlooking the outside, and the flooring is finished with a light wood-style vinyl for ease of maintenance.

#### Dining Room

11'01" x 12'07"

A dining room filled with natural light, furnished with a wooden dining table and matching chairs. The space also includes a large dresser with shelves and cupboards, perfect for displaying crockery or personal items. The room maintains a neutral colour palette and offers a comfortable setting for meals and gatherings.

#### Bedroom 1

13'01" x 12'06"

A spacious bedroom decorated in soft, neutral tones with plush carpeting underfoot. It features a large double bed with a decorative headboard, bedside tables, and a dresser. The room is brightened by a window dressed with curtains, creating a serene and restful atmosphere.

#### Bedroom 2

12'11" x 11'11"

This bedroom offers a calm and comfortable environment with a single bed, grey carpeting, and a large fitted wardrobe with multiple doors providing excellent storage. The window is dressed with curtains and a roller blind, allowing control of natural light.

#### Bathroom

A fresh and bright bathroom fitted with a white bathtub and an overhead shower, accompanied by a shower curtain. The room includes a modern sink unit with storage underneath and a toilet. A window allows natural light to fill the space, enhancing the clean and simple design.

#### Rear & Side Garden

The rear garden features a paved patio, ideal for outdoor dining and relaxing during the warmer months. Extending to the side, a lawn bordered by mature shrubs provides a pleasant green outlook, while the fenced boundaries offer a good degree of privacy. With space for children's toys and outdoor play, the garden offers a versatile setting for both relaxation and family enjoyment.

#### Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf. Once an offer has been accepted (subject to contract),



Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically. A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards. Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

### **Bedroom 3**

8'11" x 6'11"

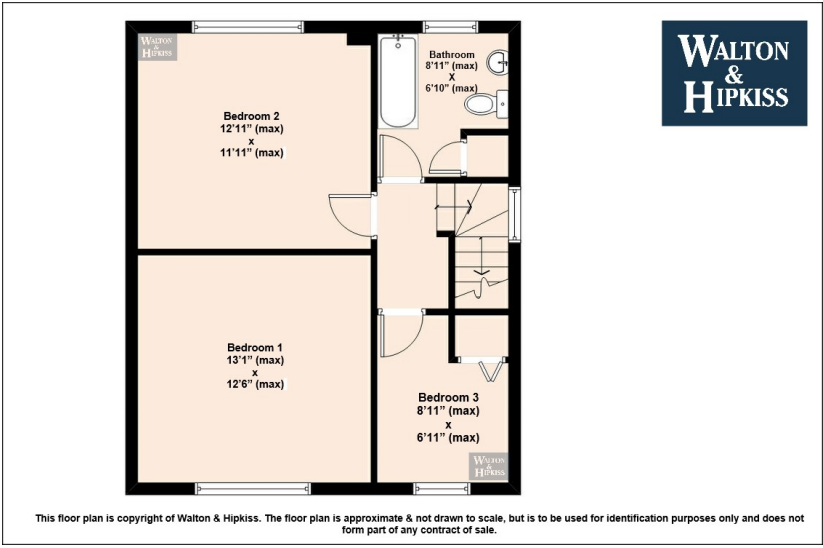
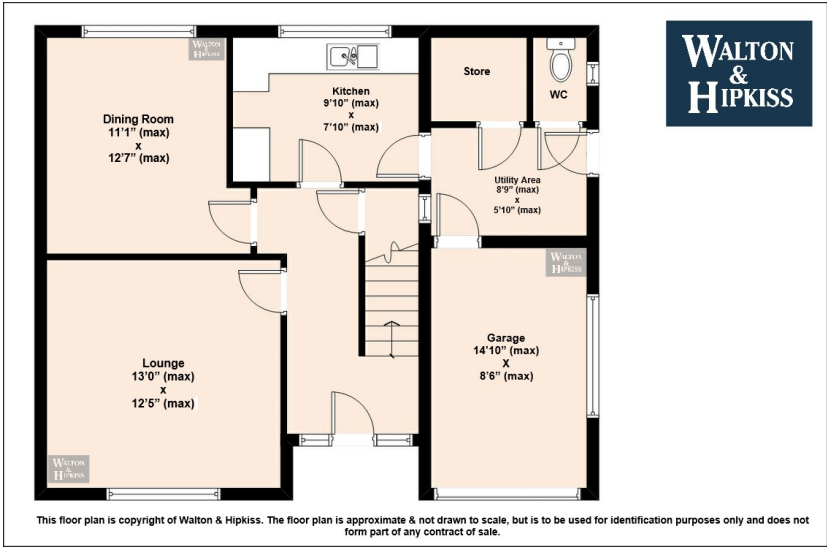
Bedroom 3 is a cosy and versatile space, ideal for use as a nursery, child's bedroom or home office. Its compact proportions make it easy to furnish, while the neutral décor provides a blank canvas for personalisation. A practical addition to the accommodation, this room offers flexibility to suit a variety of needs.

### **Utility Area**

8'09" x 5'10"

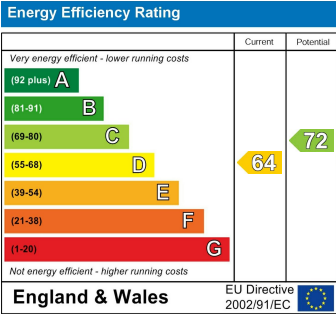
Leading off from the kitchen is an internal utility area, which provides access to the garage, a separate storeroom and a WC.





**IMPORTANT NOTICE:** The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

**EPC Rating: D**  
**Council Tax Band: C**



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