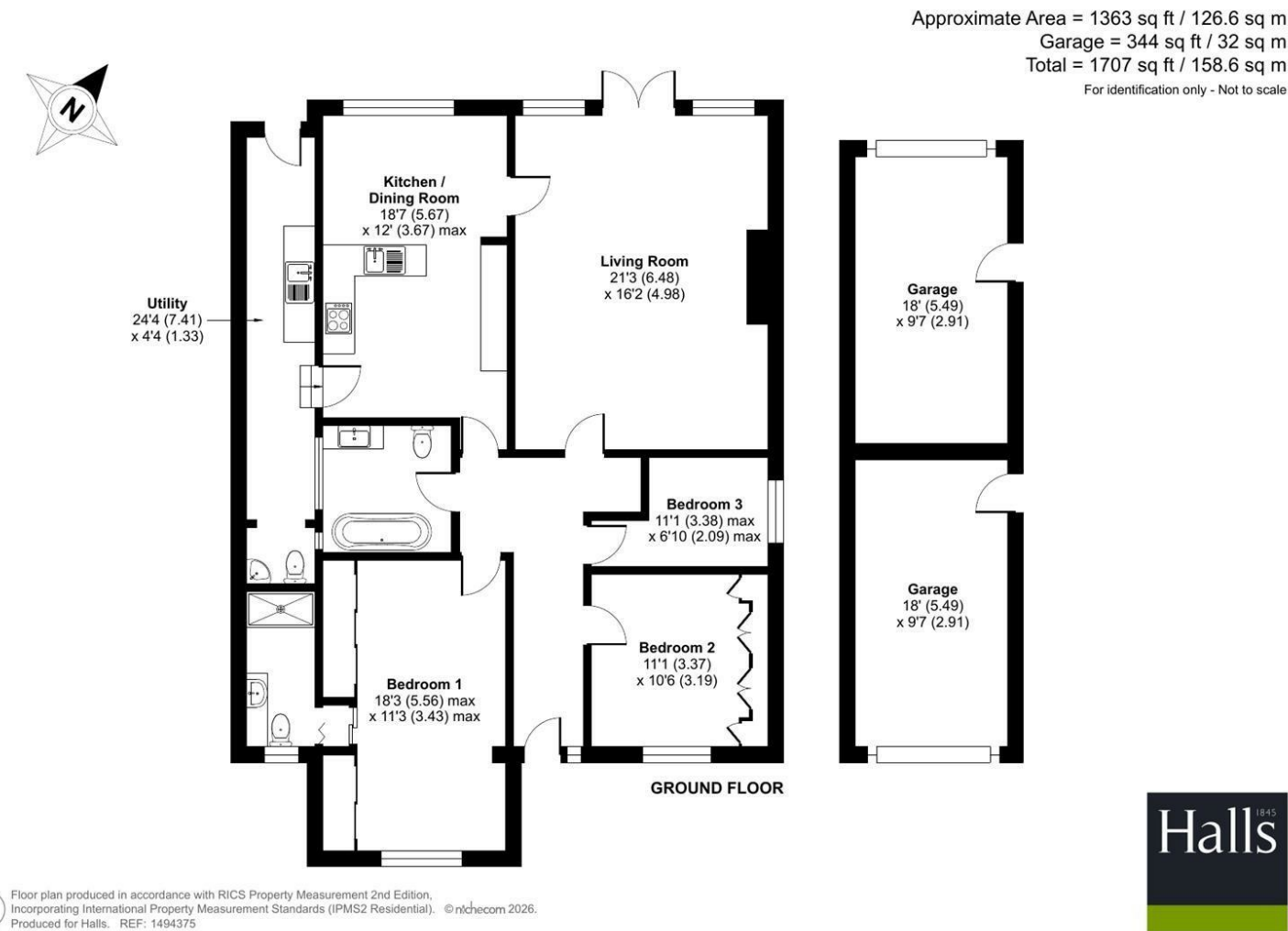


FOR SALE

23 Snowdon Close, Kidderminster, DY11 5JH



FOR SALE

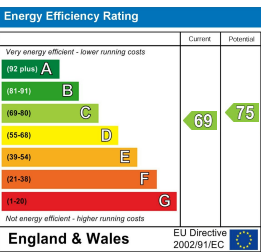
Offers in the region of £450,000

23 Snowdon Close, Kidderminster, DY11 5JH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented three-bedroom detached bungalow occupying a generous plot, offering spacious accommodation, a double garage and ample driveway parking within a quiet cul-de-sac.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached three-bedroom bungalow extending to approximately 1,707 sq ft (including garage)
- Principal bedroom with hidden en suite shower room
- Generous living room with feature fireplace
- Kitchen/dining room with adjoining utility room
- Tandem garage and extensive driveway parking
- Landscaped rear garden
- Quiet cul-de-sac location

Halls are delighted with instructions to offer Snowdon Close for sale by Private Treaty.

Occupying an enviable position at the head of a peaceful cul-de-sac, this generously proportioned detached bungalow extends to approximately 1,707 sq ft, including the detached double garage.

The property has been exceptionally well maintained and offers spacious, well-balanced accommodation for those seeking single-storey living.

SITUATION

Snowdon Close is a quiet residential cul-de-sac situated within a popular area of Kidderminster, offering convenient access to a wide range of amenities including supermarkets, healthcare facilities, leisure amenities and Kidderminster town centre. Excellent road links provide easy access to Worcester, Birmingham and the wider Midlands motorway network, whilst Kidderminster railway station offers regular services to Birmingham and Worcester.

W3W

///dine.breed.traps



DIRECTIONS

Proceed north from the agents office on Franche Road and turn right at the roundabout. Take the left hand turning into Snowdon Close where the property will be found at the head of the cul-de-sac.

SCHOOLING

The property is well placed for a range of highly regarded schools. Primary education is available locally at St John's CofE Primary School, St Mary's CE Primary School and St Catherine's C of E Primary School, whilst secondary education is provided by King Charles I School and Sixth Form Centre and Baxter College.

Independent schooling is available at Heathfield Knoll School and Nursery and Holy Trinity School and Sixth Form Centre.

PROPERTY

Through the striking coloured entrance door you will be lead into the welcoming hallway.

The spacious living room enjoys an attractive direct view onto the rear garden and is centred around a feature exposed brick fireplace, creating a comfortable reception space for both everyday living and entertaining.

The kitchen is fitted with an extensive range of wall and base units, complemented by generous work surface space and providing access to the adjoining dining area.

The utility room provides additional storage, appliance space and external access, enhancing the practicality of the home.

Throughout, the property has been carefully maintained and offers bright, spacious accommodation with excellent scope for a purchaser to personalise if desired.



The bedroom accommodation comprises three well-proportioned bedrooms.

The principal bedroom benefits from fitted wardrobes together with a hidden en suite shower room.

Bedroom two is a generous double with fitted furniture, while the third bedroom offers excellent flexibility for use as guest accommodation, a home office or hobbies room.

A well-appointed family bathroom serves the remaining accommodation.

OUTSIDE

The property occupies a generous plot with an attractive frontage, featuring a substantial block-paved driveway providing ample off-road parking for several vehicles.

The generous tandem garage provides ample space for vehicle storage, a workshop or additional household storage.

A generous block-paved terrace provides ample room for outdoor seating and dining, whilst well-stocked raised borders and an abundance of mature shrubs, ornamental trees and colourful planting create a delightful backdrop throughout the seasons.

The garden has clearly been lovingly maintained and offers a peaceful setting with a good degree of privacy, making it an ideal retreat for keen gardeners and those wishing to enjoy the outdoors.

SERVICES

We understand that the property benefits from mains water, electricity, gas, and drainage.

None of the services, appliances or electrical systems have been tested by Halls



TENURE

The property is offered for sale Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

The property is being shown as being within council tax band E on the local authority register

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP