

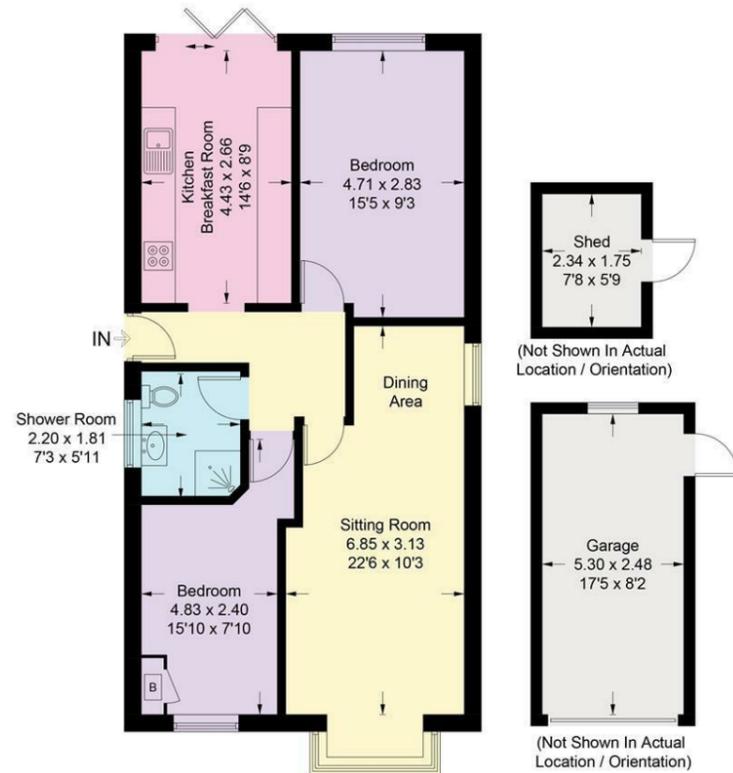
FOR SALE

11 Fulmar Crescent, Kidderminster, DY10 4HL



### 11 Fulmar Crescent, Kidderminster

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft  
Garage / Shed = 17.4 sq m / 187 sq ft  
Total = 85.8 sq m / 923 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



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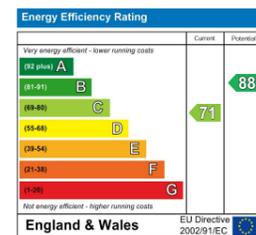
Offers in the region of £325,000

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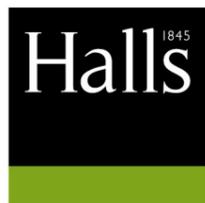
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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 fabulous opportunity to purchase an immaculate 2 bedroom detached bungalow, particularly deceptive, having been refurbished to a high standard and reconfigured. An internal viewing is thoroughly recommended to appreciate the accommodation within this attractive bungalow.



01562 820880

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



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Mileage (all distances approximate)  
 Kidderminster Railway Station 2 miles Bewdley 5 miles Bromsgrove 9 miles Worcester 14 miles Birmingham 20 miles



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- An Immaculate Detached Bungalow
- Fully Modernised & Re-configured Throughout
- 2 Double Bedrooms
- Contemporary Fitted Shower Room
- Spacious Lounge with Dining Area
- Attractive Modern Kitchen Diner
- Private & Enclosed Gardens
- Garage & Off Road Parking

**DESCRIPTION**

A fabulous opportunity to purchase an immaculate detached bungalow, particularly deceptive, having been refurbished to a high standard and reconfigured, creating two generous bedrooms, modern fitted shower room, spacious lounge with dining area, contemporary fitted kitchen overlooking private and enclosed gardens with garage and off road parking. An internal viewing is thoroughly recommended to appreciate the work and reconfigured accommodation within this attractive bungalow.

**DIRECTIONS**

From the agents office in Franche Road proceed in a southerly direction onto Parks Butts Ringway leading to St Marys Ringway. Continue straight over the following two roundabout's and take the first exit on the third roundabout onto Comberton Hill. Turn right at the traffic lights onto Chester Road South and turn left onto Spennells Valley Road. Take the first right onto Heronswood Road and the fourth right onto Captains Pool Road. Continue a short distance and turn right onto Fulmar Crescent and the property will be found on the left hand side.

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**LOCATION**

Fulmar Crescent is in a fantastic position, tucked away in this quiet cul-de-sac on the edge of Spennells Valley.

There are lots of walks to be enjoyed nearby, ideal for those with dogs and who love the outdoors, with rights of way leading through the surrounding fields and Spennells Valley Nature Reserve allowing the resident to leave the car at home. The Spennells development has lots of useful amenities located directly at hand, with several shops including a Tesco Express and takeaway food bars situated within easy walking distance of Fulmar Crescent.

The centre of Kidderminster is around 2 miles away and is extremely useful to have on the doorstep, offering a good range of high street stores and supermarkets in addition to lots of bistros, restaurants and coffee houses dotted throughout the town. The train station on Comberton Hill is great for commuters, providing a regular service to neighbouring towns and cities including Worcester, Birmingham and London. The number 10 bus passes the end of the road taking you into Kidderminster bus station.

**FULL DETAILS**

The property is approached in this quiet cul de sac over a tarmac driveway, which leads to the garage. To the side of the property is the main entrance which leads into an open plan reception hall, opening to the newly appointed fitted kitchen diner. The reception hall has beautiful tiled floor, access to roof space, radiator, power point and solid contemporary internal doors to both double bedrooms, shower room and lounge diner.

**ATTRACTIVE KITCHEN**

Having a continuation of tiled flooring with an attractive modern glass white fitted units with wooden effect rolled top work surfaces with inset one and half stainless steel sink with single drainer, mixer tap and extensively tiled surround. There is an integral 'AEG' eye level electric oven, integral dishwasher and space for larger style fridge freezer. There is plenty of space for dining table and chairs, power points, TV aerial point, vertical radiator and bi fold doors overlooking and accessing the rear garden.

**LOUNGE DINER**

Being an impressive size having been extended with a UPVC double glazed box window, radiator, power points, TV aerial point and a beautiful feature contemporary living flame gas fire with wooden mantle over. There is space for dining table and chairs, further UPVC double glazed side window and two ceiling mounted light fittings.

**MASTER BEDROOM**

Situated to the rear this double bedroom is beautifully presented, with power points, radiator, ceiling mounted light fitting, fitted cupboards and wardrobe space and UPVC double glazed window overlooking the rear garden.

**BEDROOM TWO**

Situated to the front this double bedroom has power points, radiator, fitted cupboard housing the 'Glow Worm' gas combination boiler with a UPVC double glazed window.

**SHOWER ROOM**

Being newly fitted with a matching contemporary white suite, being extensively tiled with low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, large corner shower with non slip tray with double shower and rain shower head. There is a ladder style heated towel rail, ceiling mounted light fitting and opaque UPVC double glazed window to the side aspect.

**OUTSIDE**

The property sits within a lovely plot with a tidy lawned fore garden with attractive shrub and flower borders. There is secure gated access to the side accessing the rear garden. The tarmac driveway leads to the side of the property where there is the main entrance and leading to the attached garage.

The rear garden is well tended, neat and low maintenance, with a paved patio immediately to the rear of the kitchen, level lawn with some raised attractive flower beds, bordered to all sides via wooden panel fencing offering a good degree of privacy, a generous timber garden shed, sitting behind the attached garage which offers pedestrian access. There is external water supply and a path either side of the property leading to gated access to the front.

**GARAGE**

With up and over door, concrete hard standing power and light with space and plumbing for automatic washing machine and tumble dryer with glazed window to the rear and pedestrian access into the garden.

This attractive bungalow has been completely refitted and reconfigured to offer well proportioned accommodation and is beautifully presented in this quiet and convenient sought after location.

**SERVICES**

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

**COUNCIL TAX**

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

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

**FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale.

**TENURE**

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

**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 £30 (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