



11 The Crescent, Kidderminster DY10 3RY



An opportunity has arisen to purchase a large detached property on the outskirts of Kidderminster with an option to buy adjoining 7 acres of land opposite deemed it also suitable for potential equestrian or hobby livestock owners.

Situated on a generous plot with a large private garden, electric gates and parking for multiple vehicles, this fabulous property has huge potential for updating into an impressive family home , multigenerational living or even multiple occupancy.

Approach

Electric gates with secure intercom system gives access to driveway offering parking for a large number of cars and shed.

Hallway

Door to front, stairs and doors off.

Lounge 15'5" x 19'8" (4.7x6.0)

Double glazed window to rear, French doors to side patio, wood burner and central heating radiator.

Study/Dining Room 12'5" x 9'10" (3.8x3.0)

Double glazed window to front, feature fire place and central heating radiator.

Kitchen/Diner 20'11" x 9'2" min 12'9" max (6.4x2.8 min 3.9 max)

Double glazed window to rear, French doors to garden, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated microwave, oven, fridge, space and plumbing for dishwasher, central heating radiator, tiled splash backs and cupboard off housing combi boiler.

Inner Hall

Central heating radiator, cupboard off with space and plumbing for washing machine.

WC

WC, double glazed window to front, central heating radiator, wash hand basin, tiled splash backs and extractor fan.

Garage 22'3" x 18'0" (6.8x5.5)

Double glazed window and door to rear and main garage door to front.

Landing

Central heating radiator, double glazed window to rear, access to loft and doors off.

Bedroom One 21'11" x 11'9" (6.7x3.6)

Double glazed window to front and side, central heating radiator and walk in wardrobe off.

En suite

Shower, double glazed window to rear, wash hand basin with mixer tap, WC, extractor fan, tiled walls and central heating radiator.

Bedroom Two 12'9" x 11'5" (3.9x3.5)

Double glazed window to rear and side, central heating radiator and fitted wardrobe.

Bedroom Three 10'2" x 10'9" (3.1x3.3)

Double glazed window to front, fitted wardrobes and central heating radiator.

Bedroom Four 9'6" x 9'10" (2.9x3.0)

Double glazed window to front and central heating radiator.

Bedroom Five 7'10" x 10'2" (2.4x3.1)

Double glazed window to front and central heating radiator.

House Bathroom

Double glazed window to rear, bath with mixer tap, wash hand basin with mixer tap, WC, shower, central heating radiator, tiled walls and extractor fan.

Garden

Patio area, extensive lawn, flower beds and surrounded by mature shrubs, trees and fencing to enclose.

Money Laundering Regulations.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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