



Clarence Street, KIDDERMINSTER DY10 1RS

Not for marketing purposes INTERNAL USE ONLY

welcome to

Clarence Street, KIDDERMINSTER

THREE BEDROOM TERRACEDNO CHAIN***CUL-DE-SAC LOCATION***WALKING DISTANCE TO LOCAL SCHOOLS, KIDDERMINSTER TRAIN STATION AND TOWN CENTRE***MUST BE VIEWED***





Approach

Lounge

13' 3" max x 13' 2" into bay (4.04m max x 4.01m into bay)

Dining Room

13' 3" max x 12' 11" (4.04m max x 3.94m)

Cellar

13' 3" max x 11' (4.04m max x 3.35m)

Kitchen

20' 11" max x 7' (6.38m max x 2.13m)

Wetroom

Landing

Additional Room

Bedroom One

18' 9" x 13' 6" max (5.71m x 4.11m max)

Bedroom Two

17' 2" max x 10' 4" (5.23m max x 3.15m)

Bedroom Three

13' 6" max x 11' 6" (4.11m max x 3.51m)

Rear Garden

Agent Note

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Clarence Street, KIDDERMINSTER

- THREE BEDROOM TERRACED
- NO CHAIN
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL SCHOOLS, KIDDERMINSTER TRAIN STATION AND TOWN CENTRE
- MUST BE VIEWED

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000



Please note the marker reflects the postcode not the actual property

check out more properties at shipways.co.uk



Property Ref:
KMS115051 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Not for marketing purposes INTERNAL USE ONLY



01562 829900



kidderminster@shipways.co.uk



4 Carlton House, Marlborough Street,
KIDDERMINSTER, Worcestershire, DY10 1AY



shipways.co.uk