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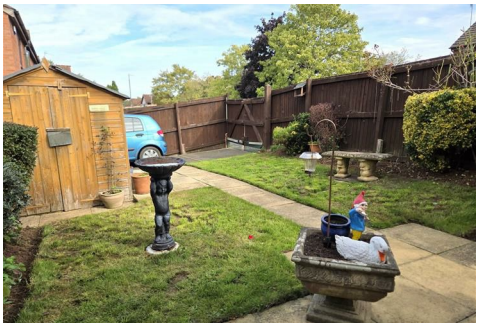

189 Dunlin Drive, Kidderminster, Worcestershire, DY10 4TL

This well-presented two-bedroom end-terraced house is situated in a cul-de-sac within the popular Spennells Valley development. The property would make an ideal purchase for those looking to downsize or first-time buyers.
The location offers convenient access to a range of local amenities, including a small parade of shops and a primary school, as well as excellent transport links. These include local bus services, access to Kidderminster Train Station and major road networks.
Having been well cared for by the current owner, the property offers a well-proportioned layout comprising a living room and kitchen diner on the ground floor, with two bedrooms and a family bathroom on the first floor. Further benefits include double glazing, gas central heating, and parking to both the front and rear.
Contact us today to arrange your viewing.
EPC Rating: D
Council Tax Band: B

Offers Around £229,500

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Entrance Door
Opening to the living room.

Living Room
14'5" x 13'1" - inc. stairs (4.40m x 4.00m - inc. stairs)

Having a double glazed window to the front, stairs to the first floor landing with fitted Stannah stair lift that can remain, coving to the ceiling, radiator, and door to the kitchen diner.

Kitchen Diner
13'1" x 10'5" (4.00m x 3.20m)

Fitted with wall and base units with complementary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, space for under counter appliance, plumbing for washing machine, slim breakfast bar, tiled splash backs, radiator, understairs storage cupboard, double glazed window to the rear and door to the rear garden.

First Floor Landing
With doors to both bedrooms and bathroom, storage cupboard, double glazed window to the side, and loft hatch.

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Bedroom One
13'1" x 9'10" (4.00m x 3.00m)

Having a double glazed window to the front, radiator, coving to the ceiling, and over stairs storage cupboard.

Bedtoom Two
13'1" x 7'6" (4.00m x 2.30m)

Having a double glazed window to the rear, radiator, coving to the ceiling, and built in wardrobe.

Bathroom

Fitted with a suite comprising a bath with shower attachment to the taps, w/c, pedestal wash basin, part tiled walls and radiator.

Outside

With a driveway to the front and decorative fore garden, plus gated side access.

Rear Garden

With a patio area and lawn. Plus the great benefit of additional gated parking area to the rear.

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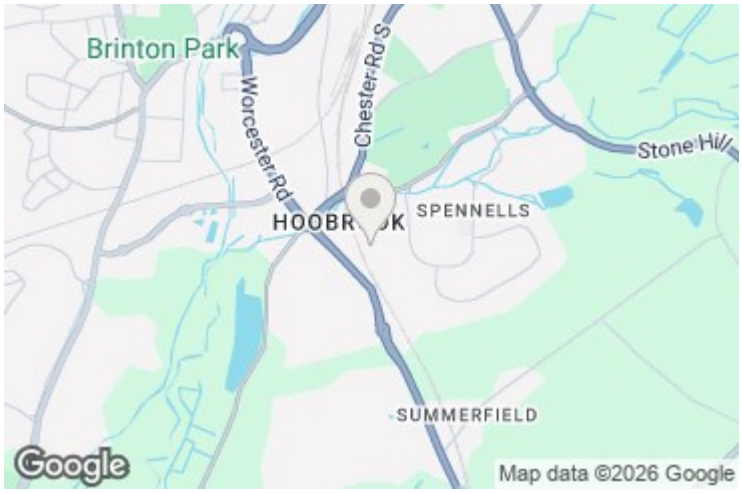
Rear Elevation



Council Tax
Wyre Forest DC - Band B.

Services
The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified
The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan
This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Disclaimer
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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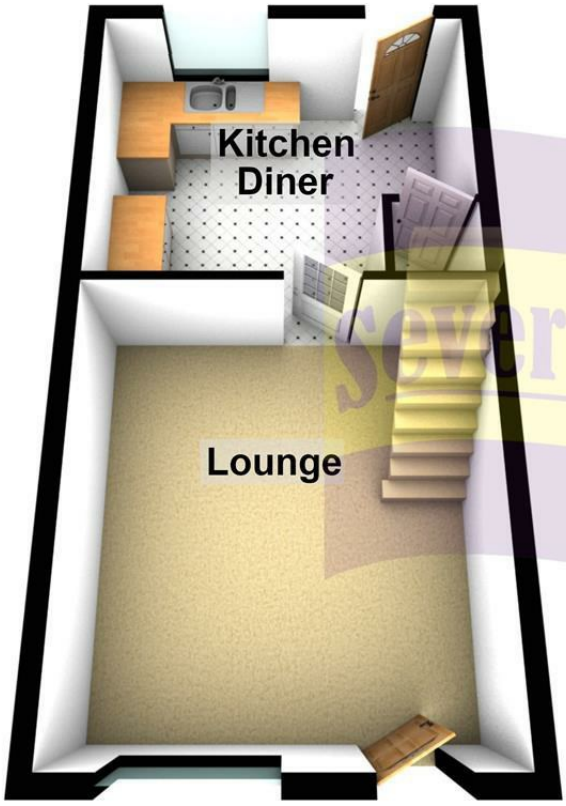
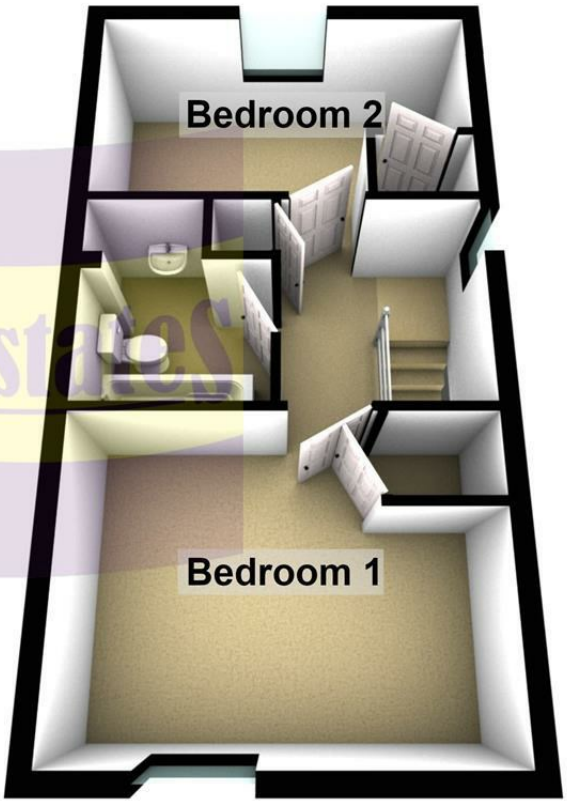
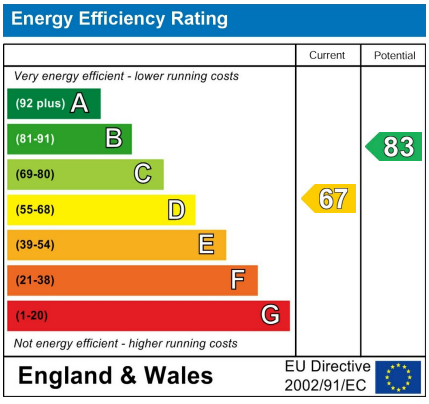
Ground Floor



First Floor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