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5 Mill Park Mews, Kidderminster, DY10 2FG

** DO NOT MISS THIS OPPORTUNITY TO PURCHASE **
Nestled in the charming Mill Park Mews of Kidderminster, a private gated development, this delightful house presents a wonderful opportunity for those seeking a spacious and inviting home. The property boasts generous accommodation, perfect for families or those who enjoy entertaining guests.

At the heart of the home lies a sociable kitchen/diner area, designed with modern living in mind. The kitchen features bifold doors that seamlessly connect the indoor space with the outdoor garden, creating a bright and airy atmosphere. This feature not only enhances the aesthetic appeal but also allows for effortless al fresco dining during the warmer months.

The house comprises three well-proportioned bedrooms, with the master bedroom offering a tranquil retreat for relaxation. Each room is designed to provide comfort & spacious living.

This property is truly a hidden gem, combining contemporary design with practical living spaces. Its location in Kidderminster offers a blend of convenience and community, making it a desirable choice for those looking to settle in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a family home, this house is sure to impress with its thoughtful layout and modern features. Do not miss the chance to make this lovely property your own.

Approach
Secure shared gated driveway giving access to the property, driveway providing off road parking & EV charger.

Entrance Hall
Spacious hall with doors off to all ground floor accommodation, stairs rise to first floor, two large storage cupboards, central heated radiator, spot lights.

Lounge
17'8" x 12'8" (5.39 x 3.87)
Juliet balcony to the front with far reaching views, central heated radiator, double glazed window to front, central heated radiator.

Kitchen/Diner
24'6" x 10'10" (7.48 x 3.32)
The heart of the home is this open planned kitchen/diner offering a variety of wall and base units, integrated white goods include; fridge/freezer, dishwasher & washing machine, electric oven with four ring gas hob & extractor over, inset sink & drainer with mixer tap, spot lights throughout. Bi-fold doors open out to allow easy access into the garden along with a double glazed window to front.

W.C
Wash hand basin, w.c, heated towel rail, double glazed window to side, spot lights.

Landing
Doors off to all first floor accommodation, airing cupboard, central heated radiator, loft access.

Master Bedroom
18'3" x 10'10" (5.57 x 3.32)
Door off to en-suite, double glazed window to front, central heated radiator.

En-Suite
Shower, wash hand basin, w.c, heated towel rail, spot lights.

Bedroom 2
12'2" x 9'4" (3.73 x 2.85)
Double glazed window to front, central heated radiator.

Bedroom 3
12'3" x 7'10" (3.75 x 2.41)
Double glazed window to front, central heated radiator.

Bathroom
Bath with shower over, wash hand basin, w.c, heated towel rail, spot lights.

Garden
A superb peaceful garden offering generous patio area with tidy lawn

Tenure (Freehold).

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations.

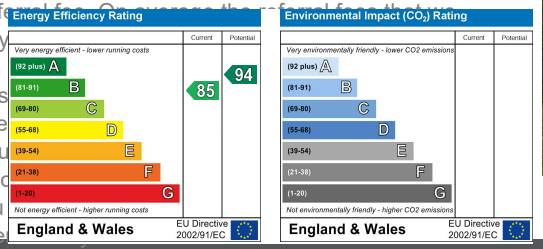
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

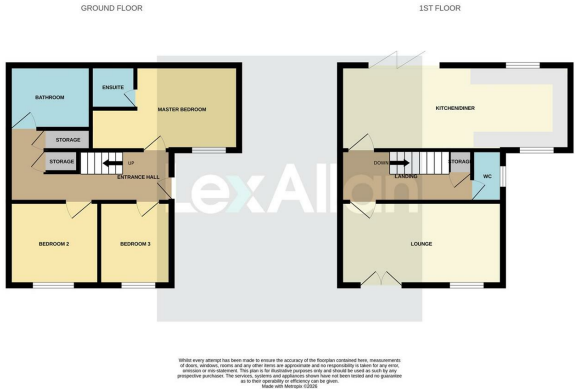
Referral Fees.

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £300 inc VAT should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently

The same also applies surveyors who we are service relevant to you maximum referral fee c the actual fee that you is paid to us as an inte significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.





Council Tax Band C

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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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