

26 Heathfield Crescent, Kidderminster, DY11 6PF

Offers In The Region Of £350,000







WALTON & HIPKISS

26 Heathfield Crescent
Kidderminster
DY11 6PF


2


1


1


C

With its charming features and prime location, this property on Heathfield Crescent is a wonderful opportunity for anyone looking to settle in Kidderminster. Whether you are a first-time buyer , seeking a rental, or downsizing, this house offers a perfect blend of comfort and convenience. Do not miss the chance to make this lovely home your own.

Hallway

This welcoming hallway features light wood flooring and a modern radiator, complemented by a stylish narrow table with a round mirror above. The neutral walls and wooden door create a bright and airy entrance space, setting a warm tone for the rest of the home.

Kitchen

18'2" x 7'10"
The kitchen is beautifully fitted with light wood-effect cabinetry and a long, sleek grey countertop that runs beneath windows, allowing natural light to flood the space. A modern black angled extractor hood is a striking feature above the hob, and the room connects openly to the dining area through frosted glass double doors, enhancing the sense of space and flow.

Utility Room

7'3" x 7'2"
This practical utility room is fitted with light wood cabinets offering ample storage and space for laundry appliances, including a stacked washing machine and dryer. A convenient sink is installed for washing needs, combining functionality with a neat, well-organised look.

Lounge

17'8" x 12'5"
The lounge is spacious and bright with light wood flooring and neutral walls, creating a calm and inviting atmosphere. A large window fills the room with natural light, while a soft, beige corner sofa with matching ottoman offers generous seating. The room also includes a wall-mounted TV and a sideboard, making it a comfortable space for relaxing or entertaining.

Dining Area

9'11" x 8'5"
The dining area is nicely set beside French doors that open out to the garden, allowing for plenty of daylight and easy access to outdoor seating. It features a simple, modern black dining table paired with four cushioned chairs in a warm brown tone, creating a pleasant space for meals and socialising.

Bathroom

This bathroom boasts a fresh and contemporary feel, with a large walk-in shower enclosed by clear glass featuring gold-toned fittings. The walls around the shower have a natural wood-effect panel, contrasting with smooth light tiled flooring. A white toilet and a vanity unit with gold handles provide clean, modern styling, all illuminated by natural light from a frosted window.

Bedroom 1

12'10" x 9'10"
Bedroom 1 is a cosy and inviting space with a soft, neutral carpet underfoot and wallpaper on one wall for subtle pattern and texture. A large window lets in plenty of light, and the room is fitted with a bed and matching bedside units. The peaceful decor makes it a restful retreat.

Bedroom 2

12'10" x 8'11"
Bedroom 2 features a neutral carpet with soft tones and wallpaper adding gentle pattern to one wall. The large window allows natural light to flood in, while the simple, clean layout offers a versatile space for sleeping or working.

Rear Garden

The rear garden offers a private, low-maintenance outdoor space with a combination of a paved patio and an area







covered in decorative gravel. There are wooden raised beds and fencing around the perimeter, providing structure and privacy. The garden features space for seating and relaxing, with a neat, tidy appearance and some potted plants adding a splash of greenery.

Front Exterior

The front exterior of the property is welcoming and well-kept, with a gently sloping driveway leading to an attached garage. There is a gravelled garden area bordered by low walls and a mature shrub, adding a touch of greenery. The property itself combines white and brick facades with a chimney feature and black framed windows and doors, lending a classic yet contemporary appearance.

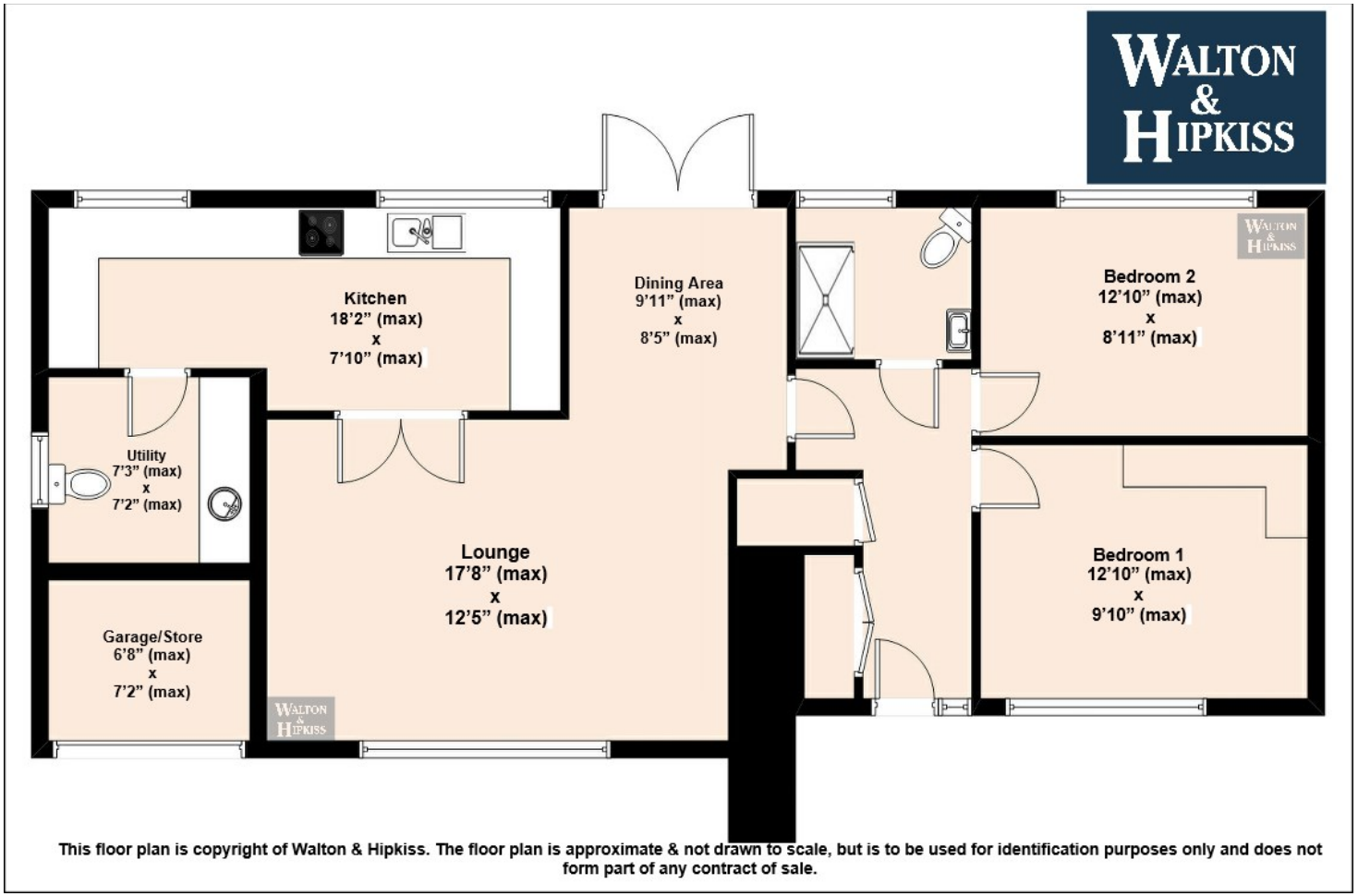
Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

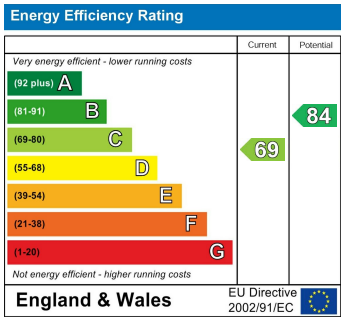
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction. Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.



IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: D

CONTACT

55 Oxford Street
Kidderminster
Worcestershire
DY10 1BJ

E: koffice@waltonandhipkiss.co.uk
T: 01562 519777
https://www.waltonandhipkiss.co.uk/

WALTON & HIPKISS