

63 Spencer Street,
Kidderminster,
Worcestershire,
DY11 6NF

Offers In The
Region Of £260,000







WALTON
&
HIPKISS

63 Spencer Street
Kidderminster
DY11 6NF

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Walton and Hipkiss are pleased to offer for sale this deceptively spacious three bedroom Semi detached property which is located just a short stroll from Brinton park, local schools and amenities.

Lounge
10'07" x 14'06"
The lounge is a cosy space featuring warm, wood-effect flooring and a bay window that allows natural light to fill the room. A fireplace adds a charming focal point, complemented by neutral walls and a mix of traditional and modern furnishings that create a welcoming atmosphere.

Kitchen/diner
10'06" x 25'07"
The kitchen/diner is a bright, spacious room with light wood cabinetry and ample workspace. It features tiled flooring and a range cooker with an extractor hood. The dining area is well-lit by skylights and French doors that open onto the garden, creating an airy, open feel. The space comfortably accommodates a large dining table and sideboard, making it perfect for family meals and entertaining.

Bedroom 1
10'07" x 13'06"
Bedroom 1 is a charming room with wooden flooring and a traditional wooden sleigh bed. The walls are painted in a neutral shade with a bold red accent panel behind the bed, adding character to the space. Matching wooden bedside tables and a chest of drawers provide ample storage, while a window overlooking the front allows natural light to filter in.

Bedroom 2
9'03" x 9'11"
Bedroom 2 offers a bright and comfortable space with wooden flooring and a simple wooden bed frame. A tall chest of drawers and neutral walls with a patterned feature wall create a calm and inviting atmosphere, ideal for a restful night’s sleep.

Bedroom 3
9'09" x 6'06"
Bedroom 3 is a compact but cosy room, ideal for use as a nursery or small bedroom. It features light wood flooring and a mix of white and natural wood furniture, including a wardrobe and storage shelves, with plenty of natural light from a window dressed with light curtains.

Bathroom
5'03" x 7'03"
The bathroom is a modern, well-proportioned room with light wood-effect flooring and white subway tiles covering the lower half of the walls. It features a bath with a glass shower screen, a wall-mounted sink with storage, and a







contemporary WC. A frosted window provides privacy while allowing natural light to enter.

Rear Garden

The rear garden offers a private outdoor space with a paved patio area that has seating for dining or relaxing. Beyond the patio, the garden extends into a lawned section bordered by mature trees and shrubs, providing a peaceful, green retreat.

Anti-Money Laundering Regulations

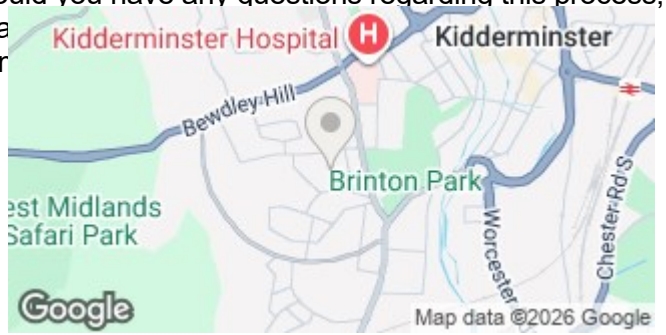
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

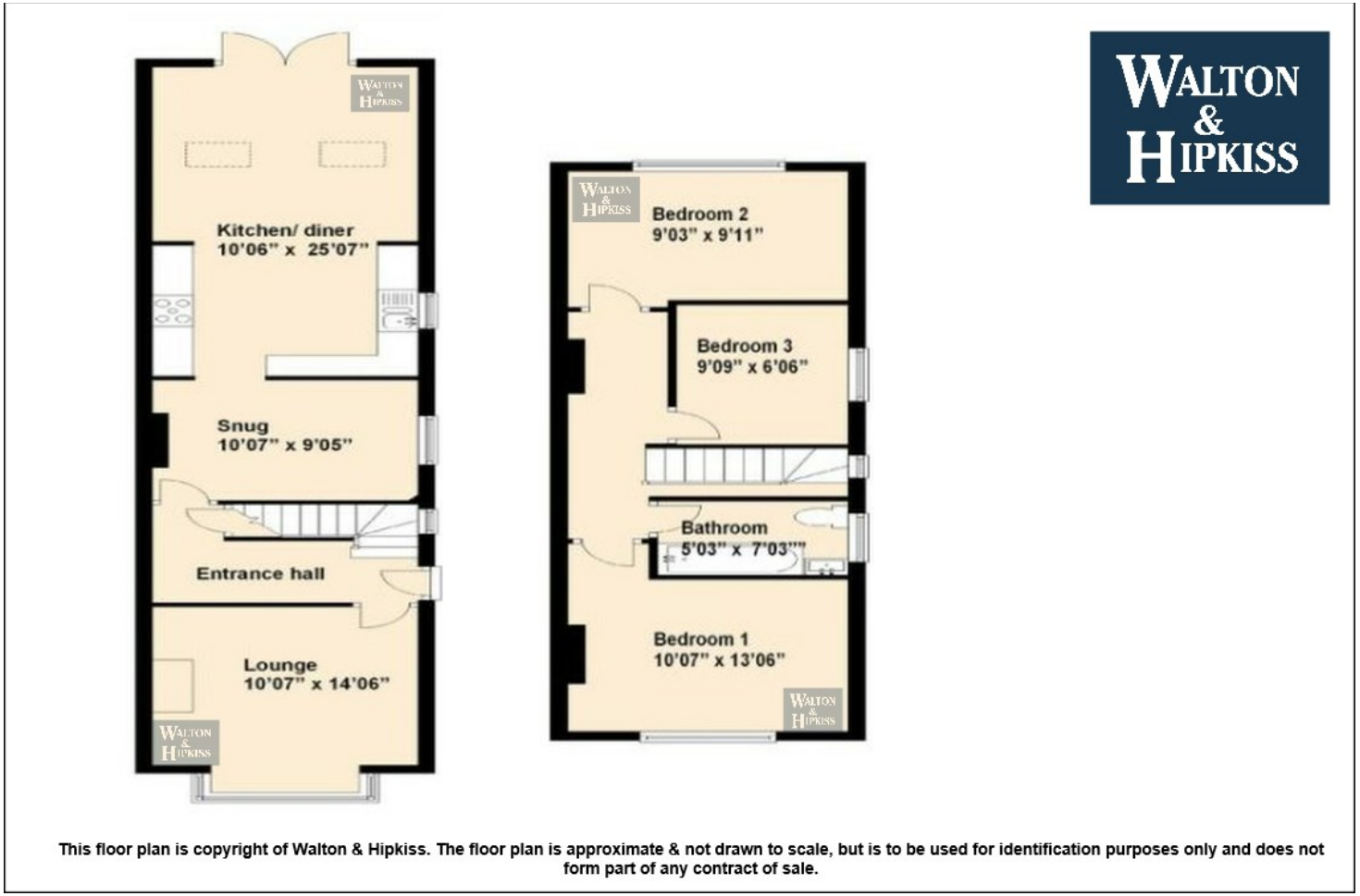
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

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.

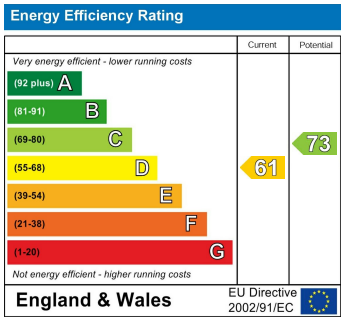
Should you have any questions regarding this process, plea
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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, 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: D
Council Tax Band: C

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