



**1 Plimsoll Street, Kidderminster, Worcestershire, DY11 6TZ**

We are delighted to offer For Sale this detached property which is situated close to Kidderminster Town Centre and all its amenities and out of town shopping developments. The accommodation is set over three floors and comprises of a lounge, dining room and kitchen to the ground floor, two bedrooms and bathroom to the first floor and a loft bedroom. The property benefits further from gas central heating system and double glazing. Available with No Upward Chain  
Council Tax Band C.  
EPC Band E.

**Offers Around £199,950**

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## Entrance Door

Opens into the lounge.

## Lounge

13'1" x 11'1" (4.0m x 3.4m)



Having two double glazed windows to the front, radiator and door to inner lobby.

## Inner Lobby

Having a staircase to the first floor landing and door to the dining room.

## Dining Room

13'1" x 12'5" (4.0m x 3.8m)



Having double glazed double doors to the rear, radiator and door to the kitchen.

## Kitchen

16'0" x 7'10" (4.9m x 2.4m)



Being fitted with wall and base cabinets with complimentary work surface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, wall mounted gas central heating boiler, double glazed window to the side, double glazed door leading to the rear garden.

## Cellar



## First Floor Landing

Having a window to the side, door with staircase to the loft bedroom and further doors to two bedrooms and bathroom.

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## Bedroom One

13'1" x 11'9" (4.0m x 3.6m)



Having a double glazed window to the front, radiator and door to storage cupboard.

## Loft Bedroom

17'0" x 13'1" (5.2m x 4.0m)



Having a double glazed window to the front and radiator.

## Bedroom Two

10'2" x 7'6" max 6'10" min (3.1m x 2.3m max 2.1m min)



Having a double glazed window to the rear and radiator.

## Loft Bedroom



## Rear Garden



## Bathroom

6'10" x 5'10" (2.1m x 1.8m)

Fitted with a panel bath, pedestal wash hand basin, W/C, double glazed window to the rear and radiator.

### Rear Elevation



### Council Tax

Wyre Forest District Council Band C.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### 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.

### 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.

### 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.

### 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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