



Dunlin Drive, Kidderminster DY10 4TB

welcome to

Dunlin Drive, Kidderminster

*****TWO BEDROOM TERRACED***NO CHAIN***DRIVEWAY***DOUBLE GLAZED AND GAS CENTRAL HEATING***CUL--DE-SAC LOCATION*****



Approach

Driveway to entrance door.

Entrance Hallway

Ceiling light, gas central heating radiator and doors to various rooms.

Kitchen

Double glazed window to front aspect, ceiling light, part-tiled splashbacks, range of wall, drawer and base units, worktops, sink, four ring gas hob, electric oven, space for washing machine and gas central heating radiator.

Lounge

Ceiling light, stairs to first floor landing, two gas central heating radiators and double glazed sliding doors to rear aspect leading to rear garden.

Landing

Ceiling light, access to loft via hatch and doors to bedrooms and bathroom.

Bedroom One

Double glazed window to rear aspect, ceiling light, built-in storage cupboard and gas central heating radiator.

Bedroom Two

Double glazed window to front aspect, ceiling light and gas central heating radiator.

Bathroom

Double glazed window to front aspect, ceiling light, part-tiled splashbacks, bath with shower over, WC and wash hand basin.

Rear Garden

Fence enclosed boundaries, artificial turf, patio and side gate access to frontage.

Agent Note

The council tax band is B.

We may not have all material information relating to

this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £14.48pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.



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- TWO BEDROOM TERRACED
- NO CHAIN
- DRIVEWAY
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Tenure: Freehold EPC Rating: E

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KMS116053 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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