



Bloore King & Kavanagh

Sales & Lettings



107 Chaffinch Drive

, Kidderminster, DY10 4SY

Asking Price £275,000



OFFERED WITH NO UPWARD CHAIN

Situated in this cul de sac position on the ever popular Spennells Estate in Kidderminster is this DETACHED three bedroom property with conservatory and garage.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom and garage.

To the front is a shared entrance leading to the private driveway to the property providing off road parking and there is a fully enclosed garden to the rear. EPC: D // Council Tax Band: C NO CHAIN



The Property
OFFERED WITH NO UPWARD CHAIN
Situating in this cul de sac position on the ever popular Spennells Estate in Kidderminster is this DETACHED three bedroom property with conservatory and garage.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom and garage.

To the front is a shared entrance leading to the private driveway to the property providing off road parking and there is a fully enclosed garden to the rear. EPC: D // Council Tax Band: C
NO CHAIN

Location
The property is situated in this cul de sac position on the popular Spennells Estate in Kidderminster. Spennells is a suburb of Kidderminster just to the town centre. There is a lake (known as Captain's Pool) and Kidderminster Golf Club is just to the north. The Spennells Valley nature reserve is nearby. Many of the streets on the major housing estate are named after birds. The area has several shops including a supermarket, a pharmacy, a florist, a hairdresser, a hospice shop, and two takeaway restaurants. Spennells has a primary school, Heronswood Primary School (Spennells Community Primary School)

Frontage
The property is approached over a shared entrance off the main estate leading to the private driveway providing off road parking. A side gate gives access to the rear garden.

Entrance Hall
Stairs rise to the first floor.

Lounge
Bow window to the front. Feature fire surround (fire not working)

Dining Room
Window to the rear and door leads to the conservatory. Understairs storage cupboard.

Kitchen
A good range of eye and low level units with sink and drainer, space for a fridge, space for a washing machine, boiler and laminate floor. Window to the rear.

Conservatory
Door leads to the garage and door leads out to the rear garden.

Landing
Access to the loft space. Airing cupboard and window to the side.

Bedroom One
Two windows to the front and overstairs cupboard. Fitted wardrobes.

Bedroom Two
Window to the rear.

Bedroom Three
Window to the rear.

Bathroom
A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Window to the side.

Garage
Up and over door to the front. Eaves storage. Power and Light.

Rear Garden
A fully enclosed rear garden laid to lawn with planted borders and patio seating area. A pathway to the side leads to the front (gated)

Tenure
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

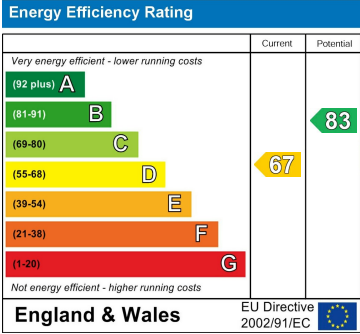
Area Map



Floor Plans



Energy Efficiency Graph



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.
CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.
PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

8 Hagley Road, Halesowen, West Midlands, B63 4RG
Tel: 0121 550 4151 Email: info@bkandk.co.uk