



49 Northumberland Avenue, Kidderminster, Worcestershire

G HERBERT
BANKS

EST. 1898

49 Northumberland Avenue
Kidderminster
Worcestershire
DY11 7AW

Immaculately presented, modern 3 bedroom detached family home, located in the popular Foley Park area.

- Spacious open plan living space
- Well fitted family dining kitchen
- Separate Utility Room & Ground Floor WC
- Enclosed, low maintenance Garden
- Off Road Parking for 2 Vehicles
- No Onward Chain

Situation

Built in 2018 and with the remainder of a 10 year warranty, this well presented family home is located conveniently just off the main Kidderminster to Stourport Road, providing easy access for commuters. Local amenities at Foley Park include a convenience store, pharmacy, food take away shops and the pleasant Brintons Park within walking distance. Additionally, there is the larger supermarket approximately half a mile away in the Silverwoods Estate along with the main shopping facilities of Kidderminster around 1 mile distant. Opposite is Foley Park Primary Academy which has an Ofsted Rating of Good.

Accommodation

The property is approached over an attractive walled front garden.

The entrance hall has wood effect laminate flooring, which continues through the entire ground floor accommodation. The living room is spacious with a bay window to the front, access to understairs storage

cupboard and double doors leading through to the kitchen.

The kitchen is large enough to create a dining and family room, being fitted with a contemporary range of wall and base units with work surface over, inset with stainless steel sink unit with mixer taps. There is a fitted 5 burner gas hob, with extractor chimney above, eye level electric oven and in-built fridge freezer and dishwasher. This room has convenient double doors leading out to the rear garden, ideal for the summer months and entertaining. There is also a door to the rear leading to the separate utility room which is fitted with matching units and has another sink unit along with plumbing for a washing machine and space for tumble dryer. Within this area is access to the guest cloakroom.

The first floor has been recently fitted with new carpets and comprises, Master bedroom which has fitted wardrobes and over-stair storage as well as en-suite shower room, fitted in white to include shower cubicle, w.c., vanity wash basin and chrome heated towel rail.

The second double bedroom also benefits from built in wardrobes and has a pleasant view over the rear garden. Bedroom three is a spacious single bedroom.

The family bathroom is fitted in white with panelled bath, having shower over, w.c. and vanity wash basin along with chrome heated towel rail.

The rear has been fully fenced for privacy and leads from the paved terraced area against the house to the rear garden area, with pathway leading to a gate, which in turn leads to the 2 private parking spaces. The timber garden shed is included within the sale.

GENERAL INFORMATION

Services

Mains electricity, gas and water are connected. Gas Central Heating.

Local Authority

Wyre Forest District Council Tel: 01562 732928

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968.

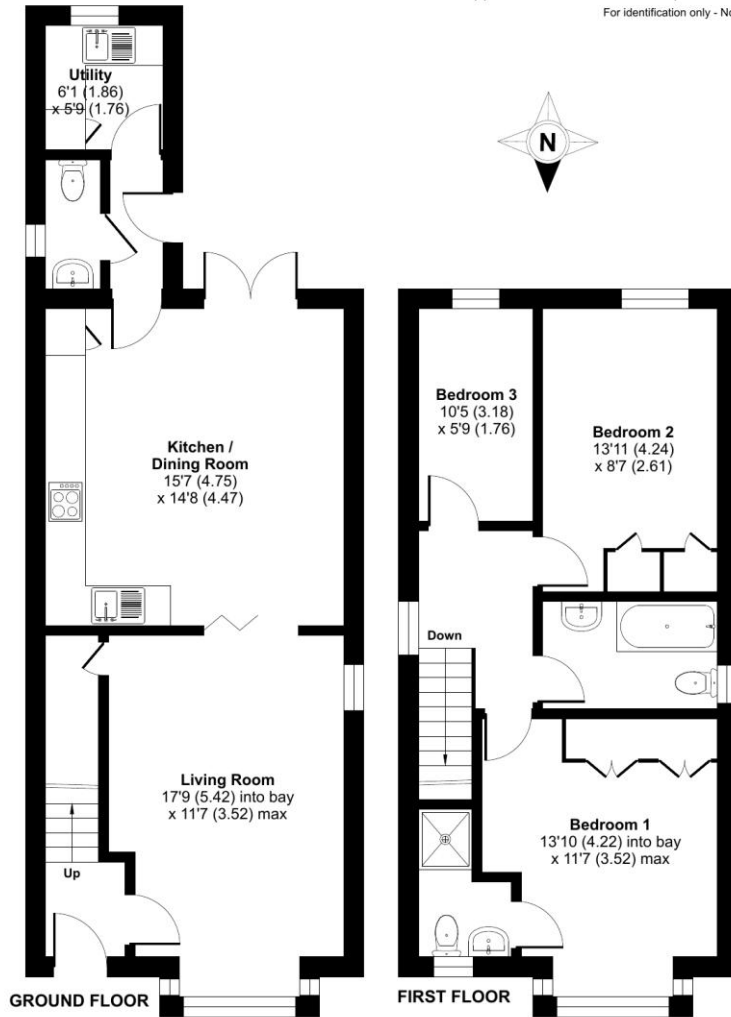
Directions

What3words: ///wing.claims.racks



Northumberland Avenue, Kidderminster, DY11

Approximate Area = 1039 sq ft / 96.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for G Herbert Banks LLP. REF: 1432379

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

Energy Performance

Current Rating: 83 B
Potential Rating: 94 A
Carried out: 8th October 2018

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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