

12 Lansdown Green, Kidderminster, Worcestershire, DY11 6PX

Offers In Excess Of £260,000







WALTON & HIPKISS

12 Lansdown Green
Kidderminster
DY11 6PX


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Full Description

Walton & Hipkiss are delighted to present this well-maintained three-bedroom detached home, ideally situated in a sought-after area of Kidderminster. Offering spacious and versatile accommodation, the property is perfectly suited to families and professionals alike.

The bright and welcoming interior features two generous reception rooms, providing flexible living space for relaxing, dining, or home working. The well-appointed kitchen offers ample storage and worktop space, with direct access to the private rear garden.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

Externally, the property benefits from a private rear garden, a garage and off-road parking, providing practical outdoor space for family life and entertaining.

Conveniently located close to local schools, parks, shops, and excellent transport links, this fantastic home combines comfortable living with a highly desirable location.

Lounge

10'7" x 12'8" (max)
The lounge provides a bright and welcoming space for both relaxing and entertaining, with a generous window allowing plenty of natural light to flood the room. Finished with a neutral carpet, the room is centred around an attractive fireplace with an electric fire, creating a warm and cosy focal point.

Kitchen

8'1" x 11'2" (max)
The kitchen has been designed with both practicality and functionality in mind, featuring a range of wooden units that provide ample storage and generous worktop space. A large window above the sink overlooks the rear garden, filling the room with natural light and creating a pleasant outlook. There is space for a range of appliances, while the breakfast bar offers an ideal spot for casual dining or enjoying a morning coffee. A rear door provides direct access to the drive and garage, adding to the convenience of this well-appointed space.

Dining Room

7'9" x 12'8" (max)
The dining room is a bright and inviting space, ideally positioned adjacent to the kitchen, making it perfect for both everyday dining and entertaining. Offering ample room for a dining table and chairs, the room is centred around an attractive fireplace with an electric fire, creating a warm and welcoming focal point. Patio doors allow an abundance of natural light to flood the room while providing direct access to the rear garden, seamlessly connecting the indoor and outdoor living spaces.

Bedroom 1

10'9" x 12'9" (max)
The principal bedroom is a spacious and well-presented double, benefiting from a large window that fills the room with natural light. Fitted with built-in wardrobes and a dressing table area, the room offers excellent storage and practical everyday convenience. Soft carpeting and neutral décor complete this comfortable and inviting space, creating the perfect place to relax.

Bedroom 2

10'1" x 10'9" (max)
Bedroom Two is a comfortable and well-proportioned room, enjoying a pleasant outlook over the rear garden through a large window that fills the space with natural light. Benefiting from built-in wardrobes, the room offers excellent storage, while soft carpeting and neutral décor create a calm and relaxing atmosphere.

Bedroom 3

9'1" x 6'7" (max)
Bedroom Three is a versatile room, ideal as a single bedroom, nursery, or home office. A window provides plenty of natural light, enhancing the bright and airy feel of the space, while neutral décor creates a welcoming atmosphere. The room also benefits from a built-in desk with shelving above, making it perfectly suited for working from home or studying.







Bathroom

6'7" x 6'6" (max)

The family bathroom is fitted with a traditional white suite comprising a bath, pedestal wash hand basin, and toilet. A window allows natural light to brighten the space, while complementary tiling and a practical layout provide a functional and comfortable room for everyday use.

Rear Garden

The enclosed rear garden offers a private and well-maintained outdoor space, featuring established shrubs, mature planting, and paved pathways that create an attractive setting to enjoy throughout the year. A charming blue summerhouse provides a peaceful retreat, ideal for relaxing or pursuing hobbies, while a pond with fish adds further character and interest to the garden. The garden can be accessed directly from the dining room or via the garage, making it a practical and inviting space for outdoor living and entertaining.

Front Exterior

The property enjoys an attractive and well-maintained brick frontage, complemented by white-framed windows and a welcoming front door. A block-paved driveway provides convenient off-road parking and leads to the attached single garage, offering additional storage or secure parking.

Anti-Money Laundering Regulations

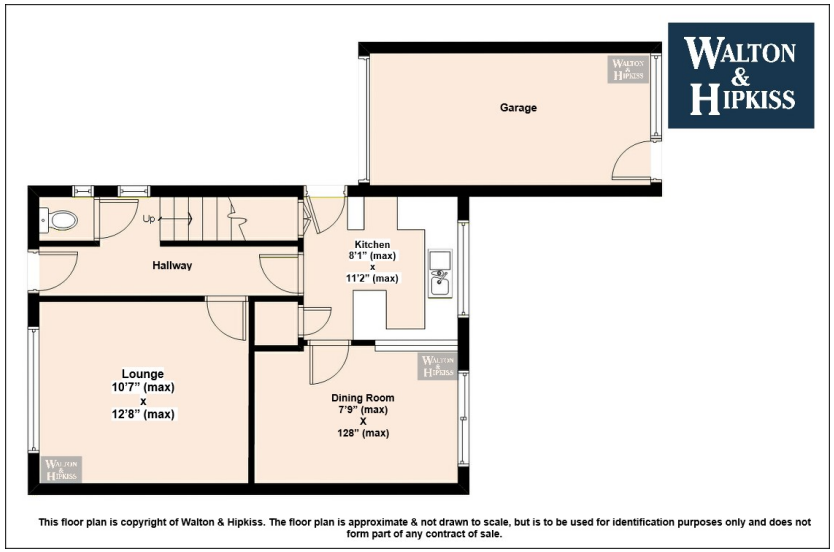
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

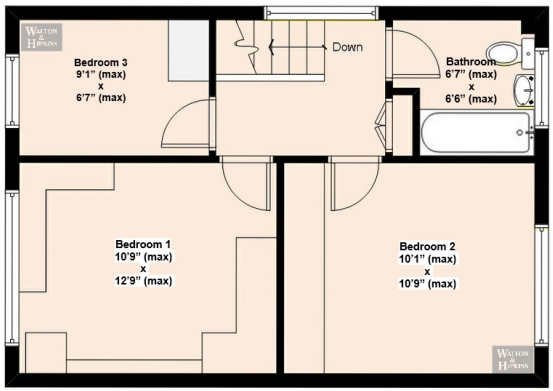
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

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, please do not hesitate to contact our office, where a member of our team will be happy to assist.

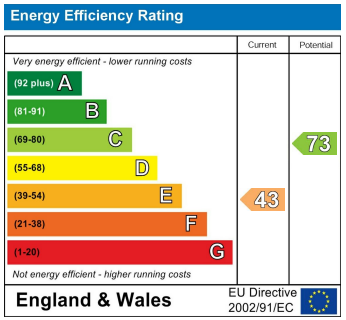


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, 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: E
Council Tax Band: C

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