



### 119 Trimpley Drive, Kidderminster, DY11 5LA

This semi-detached house is available with the distinct advantage of No Upward Chain, and situated upon this incredibly popular location on the Bewdley side of Kidderminster which grants easy access to the local amenities including Franche Primary School, Baxter College, White Wickets Park, the beautiful Habberley Valley Nature Reserve, and excellent transport links including main road networks and bus links. The interior has been well cared for and briefly comprises a lounge diner, and kitchen to the ground floor, three bedrooms and shower room to the first floor. Benefitting further from double glazing, gas central heating, off road parking, and garage. Early inspection is essential to appreciate the property on offer and the location.

EPC Band TBC.  
Council Tax Band C.

**Offers Around £255,000**

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## Entrance Door

Opening to the hall.

## Hall

With stairs to the first floor landing, radiator, slim cupboard, and doors to the lounge diner, and kitchen.

## Lounge Diner

22'11" x 12'1" max, 10'9" min (7.00m x 3.70m max, 3.30m min)



## Lounge Area



Having a double glazed window to the front, radiator, coving to the ceiling, and feature electric fire suite.

## Dining Area



With double glazed double doors opening to the rear garden, coving to the ceiling, and radiator.

## Kitchen

12'1" max x 7'2" (3.70m max x 2.20m)



Fitted with wall and base units having a complementary worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, tiled splash backs, double glazed window to the rear, understairs storage cupboard, and door to the side.

## First Floor Landing

With a double glazed window to the side, loft hatch, storage cupboard, and doors to all bedrooms, and shower room.

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## Bedroom One

11'9" x 10'9" max, 10'2" min (3.60m x 3.30m max, 3.10m min)



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

## Bedroom Three

8'2" x 8'2" (2.50m x 2.50m)



Having a double glazed window to the front, over-stairs storage cupboard, and radiator.

## Bedroom Two

10'9" x 10'5" (3.30m x 3.20m)



Having a double glazed window to the rear, and radiator.

## Shower Room



Fitted with a shower enclosure, pedestal wash basin, w/c, heated towel rail, tiled walls, and double glazed window to the rear.

**Outside**



Having a decorative lawn frontage with driveway to the side with access to the garage.\*

\* Due to the limited width access we recommended all potential buyers to ensure access is adequate to suit their needs.



**Garage**

With double doors to the front.

**Rear Garden**



**Council Tax**

Wyre Forest DC - Band C.

**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.

**Tenure - Not Verified**

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

**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.

**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.

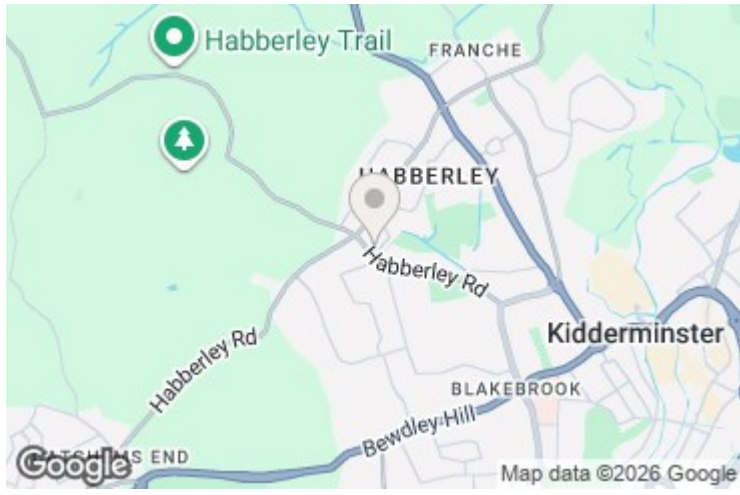
**Disclaimer**

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

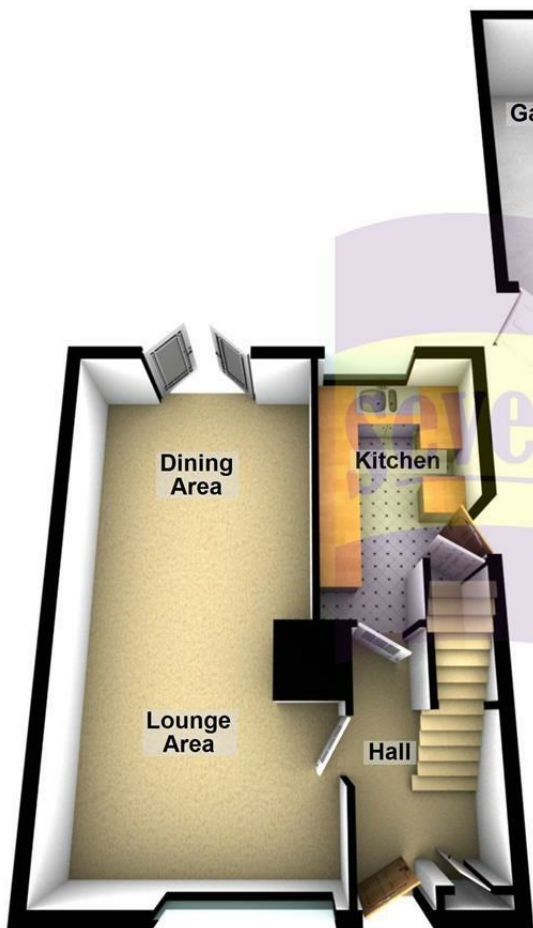
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**RF-030626-V1.0**

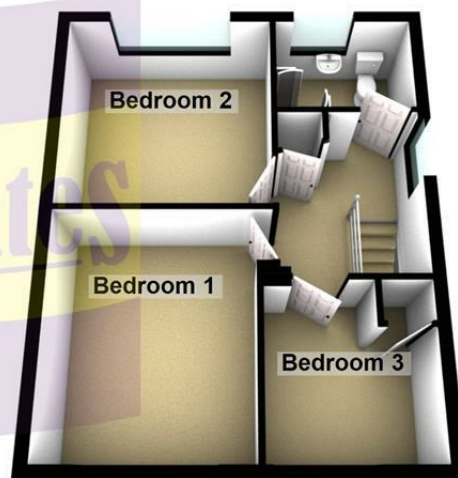
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Ground Floor



First Floor



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |