



11 The Crescent, Kidderminster DY10 3RY



An opportunity has arisen to purchase a large detached property on the outskirts of Kidderminster with an option to buy additional 7 acres of land opposite deemed it also suitable for potential equestrian or hobby livestock owners.

Situated on a generous plot with a large private garden, electric gates and parking for multiple vehicles, this fabulous property has huge potential for updating into an impressive family home, multigenerational living or even multiple occupancy.

Approach

Electric gates with secure intercom system gives access to driveway offering parking for a large number of cars and shed.

Hallway

Door to front, stairs and doors off.

Lounge 15'5" x 19'8" (4.7x6.0)

Double glazed window to rear, French doors to side patio, wood burner and central heating radiator.

Study/Dining Room 12'5" x 9'10" (3.8x3.0)

Double glazed window to front, feature fire place and central heating radiator.

Kitchen/Diner 20'11" x 9'2" min 12'9" max (6.4x2.8 min 3.9 max)

Double glazed window to rear, French doors to garden, range of wall and base units with work surface over incorporating sink with mixer tap, gas hob with extractor hood over, integrated microwave, oven, fridge, space and plumbing for dishwasher, central heating radiator, tiled splash backs and cupboard off housing combi boiler.

Inner Hall

Central heating radiator, cupboard off with space and plumbing for washing machine.

WC

WC, double glazed window to front, central heating radiator, wash hand basin, tiled splash backs and extractor fan.

Garage 22'3" x 18'0" (6.8x5.5)

Double glazed window and door to rear and main garage door to front.

Landing

Central heating radiator, double glazed window to rear, access to loft and doors off.

Bedroom One 21'11" x 11'9" (6.7x3.6)

Double glazed window to front and side, central heating radiator and walk in wardrobe off.

En suite

Shower, double glazed window to rear, wash hand basin with mixer tap, WC, extractor fan, tiled walls and central heating radiator.

Bedroom Two 12'9" x 11'5" (3.9x3.5)

Double glazed window to rear and side, central heating radiator and fitted wardrobe.

Bedroom Three 10'2" x 10'9" (3.1x3.3)

Double glazed window to front, fitted wardrobes and central heating radiator.

Bedroom Four 9'6" x 9'10" (2.9x3.0)

Double glazed window to front and central heating radiator.

Bedroom Five 7'10" x 10'2" (2.4x3.1)

Double glazed window to front and central heating radiator.

House Bathroom

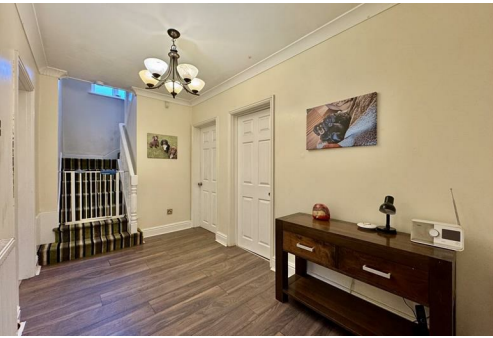
Double glazed window to rear, bath with mixer tap, wash hand basin with mixer tap, WC, shower, central heating radiator, tiled walls and extractor fan.

Garden

Patio area, extensive lawn, flower beds and surrounded by mature shrubs, trees and fencing to enclose.

Money Laundering Regulations.

Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £30 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.



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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.



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