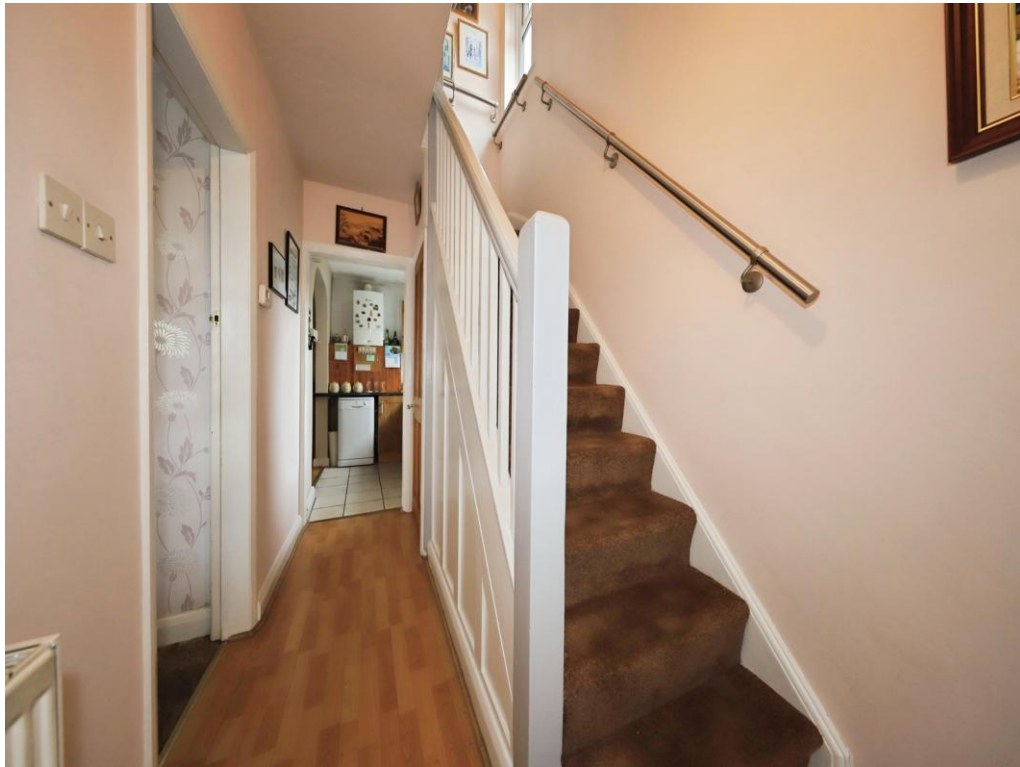




Connells
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FOR SALE

Connells

Beauchamp Avenue
Kidderminster



Property Description

Fantastic family home situated in a sought after area of Kidderminster, with local schooling including Foley Park Primary Academy, local amenities and Kidderminster Town Centre near-by. Public transport routes at the end of the road provide easy access to surrounding areas including Stourport and Bewdley. On approach, a driveway and garden sits behind metal gates and a low wall boundary. Stepping inside, the porch leads into a welcoming hallway, branching off to the ground floor accommodation including a cosy lounge to the front and a fantastic family kitchen/diner to the rear. To the first floor, you will find three good sized bedrooms and a shower room. Gas central heating and double glazing throughout. Externally, Beauchamp Avenue boasts an impressive rear garden, with patio space, bedding areas and a large lawn.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Paved driveway and garden set behind double metal gates and a low brick and iron fence boundary. Secure gate leading into the rear garden.

Porch

Double glazed doors to the front leading into the porch with tiled flooring and a ceiling light point.

Entrance Hall

Welcoming hallway offering built-in storage, laminate flooring, ceiling light point, panelled radiator and stairs up to the first floor.

Lounge

11' incl bay x 11' (3.35m incl bay x 3.35m)
Cosy lounge boasting a fireplace with surround and hearth, fitted carpet, ceiling light point, panelled radiator and a double glazed bay window to the front.

Kitchen / Diner

23' 9" x 10' 11" (7.24m x 3.33m)
Fantastic family space boasting a fitted kitchen with wall and base units and ample work surface space, space for a gas cooker with fitted cooker hood above, space for a freestanding fridge freezer, laminate flooring and a ceiling light point. Dining area to the rear offering tiled flooring, ceiling light point, panelled radiator and double glazed sliding patio doors opening into the rear garden.

Utility Space

7' 7" x 5' 6" (2.31m x 1.68m)
Open-plan to the kitchen offering an inset sink and drainer unit, space for a washing machine and dishwasher, tiled walls and flooring, ceiling light point and a double glazed window to the side.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with laminate flooring, ceiling light point and a double glazed frosted window to the side.

Bedroom One

10' 11" incl bay x 10' 3" max (3.33m incl bay x 3.12m max)

Double bedroom boasting built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and a double glazed bay window to the front.

Bedroom Two

11' 2" incl bay x 9' 10" into wardrobes (3.40m incl bay x 3.00m into wardrobes)

Double bedroom boasting built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Bedroom Three

8' 10" x 6' 2" (2.69m x 1.88m)

Offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

Shower Room

Comprising a wash hand basin with storage beneath, low flush WC and a corner shower cubicle with a glass sliding door. Tiled walls, vinyl flooring, wall-mounted heated towel rail, ceiling light point and a double glazed frosted window to the rear.

Outside

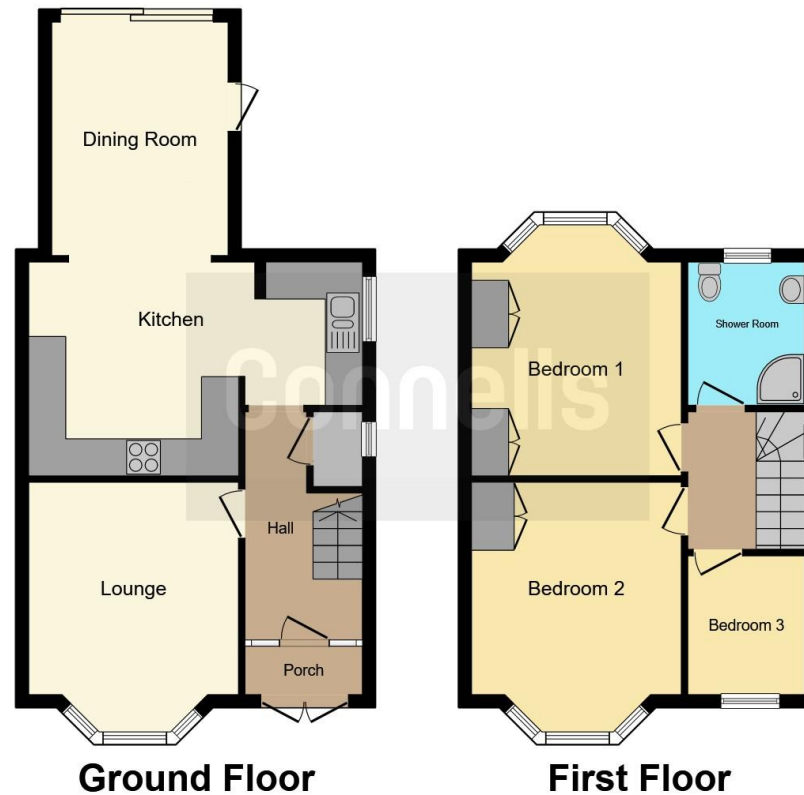
Rear Garden

Impressively sized garden boasting a patio leading to bedding areas with a wooden pergola and greenhouse, and a large lawn laid beyond. Established trees and shrubbery surrounding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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