

**TO LET****£1,200 Per Calendar Month**

51 Tomkinson Drive, Kidderminster, DY11 6NR

Welcome to this charming semi-detached house located on Tomkinson Drive in the heart of Kidderminster. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The interior has been newly decorated and recently renovated, ensuring a fresh and modern feel throughout.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The property also features a convenient downstairs W/C, adding to the practicality of the layout. The kitchen is designed to be functional and inviting, allowing for enjoyable meal preparations. One of the standout features of this home is the lovely garden, which offers a private outdoor space for gardening, play, or simply unwinding after a long day. Additionally, the property includes off-road parking for two vehicles, providing ease and security for your vehicles.

This home is well-connected to local amenities, schools, and transport links, making it a perfect choice for those looking to settle in Kidderminster. This semi-detached house is not just a property; it is a place where memories can be made. Don't miss the opportunity to make this lovely house your new home.



- Three Bedroom Semi-Detached
- Recently Refurbished and Renovated
- Off-Road Parking
- Rear Garden and Garage/Workroom
- Modern kitchen and Bathroom
- Double glazing and gas central heating



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s



Entrance Hall

Having laminate flooring, radiator, stairs to the first floor, fuseboard, ceiling light point, door to downstairs W/C and doors to downstairs accommodation.

Reception Room 24'2" x 10'2" minimum (7.38 x 3.11 minimum)

Having two radiators, two ceiling light points, double glazed window to the front and double glazed patio doors to the rear, with laminate flooring and smoke alarm.

Downstairs W/C

Having laminate flooring, opaque double glazed window to the side, hand wash basin, push-button W/C, radiator and ceiling light point.

Kitchen 9'1" x 9'7" including units (2.78 x 2.93 including units)

Having laminate flooring, part-tiled walls, radiator, double glazed window and door to the rear garden, ceiling light point and heat and CO alarm. The kitchen also has the boiler, stainless steel sink and drainer unit, gas hob with electric oven and a range of wall and base units.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	