



### 10 Adam Street, Kidderminster, DY11 6PS

We are delighted to offer For Sale this modern purpose built, two bedroom, duplex apartment completed to a high specification. Ideally located for the local schools, public transport and Kidderminster Town Centre, the light and spacious accommodation comprises of: Private entrance door with stairs leading to the first floor with the open plan living / kitchen and second bedroom. Stairs leading to the second floor master bedroom and shower room. The property benefits further from double glazing, gas central heating and a section of garden to the rear of the property.

Council Tax Band A  
Epc Band B

Offers Around £140,000

## 10 Adam Street, Kidderminster, , DY11 6PS

### Entrance Door

Being double glazed and opens into the hallway.

### Hallway

Having a staircase rising to the first floor.

### Landing

Having doors to the open plan living room / kitchen, door to bedroom two and staircase to the upper floor.

### Open plan living Area / Kitchen

22'3" max 11'1" min x 12'9" max 9'2" min (6.8m max 3.4m min x 3.9m max 2.8m min)

### Lounge Area



Having two double glazed windows to the front, radiator, door to understairs storage and breakfast bar to the kitchen area.

### Kitchen Area



Fitted with wall and base cabinets with butchers block work surface over, single drainer sink unit with mixer tap, built in oven and hob with hood over, space for domestic appliance and inset lighting.

### Bedroom Two

9'10" x 7'10" (3.0m x 2.4m)



Having a double glazed window to the rear and radiator.

### 2nd Landing

Having doors to bedroom one, shower room and storage room.

### Bedroom One

14'1" max 9'2" min x 13'1" max (4.3m max 2.8m min x 4.0m max)



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

### Shower Room

6'6" x 5'10" (2.0m x 1.8m)



Having a white suite comprising of a shower cubicle with thermostatic shower, wash hand basin built into a unit, W/C, heated towel Rail, inset lighting and door to storage cupboard housing the gas central heating boiler.

### Outside

Pathway to the side of the block with security intercom leads to the rear where the entrance door is situated and also giving access to the shared garden areas.

### Rear Garden



The section of garden being sold with this property is situated at the top to the right hand side and is access via sheared pathway.

### Tenure

### 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.

### Council Tax

Wyre Forest District Council Band

### 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.

### 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.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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