

14 Holmcroft Road,
Kidderminster,
DY10 3AG

Offers In The
Region Of £250,000







WALTON
&
HIPKISS

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Kidderminster
DY10 3AG

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Lounge
15'8" x 10'10"
A welcoming lounge with a bay window flooding the room with natural light. The space is carpeted in a warm brown tone and furnished with neutral sofas that create a cosy atmosphere. The room benefits from wooden trim around the window and door, adding a subtle touch of character.

Dining Room/ Study
A handy study or home office space with a patterned carpet and a window overlooking the side. The room is set up with a desk and chair, offering a quiet area to work from home.

Kitchen
9'0" x 8'2"
The kitchen is fitted with wood effect cabinetry and dark worktops, creating a practical and welcoming space. It includes essential appliances such as a freestanding cooker and dishwasher. A door opens to the rear garden, allowing easy access and plenty of natural light. The walls have a decorative tile splashback and the flooring is a light wood-effect finish.

Conservatory
8'8" x 5'10"
A bright conservatory with tiled flooring and white framed windows on all sides, offering plenty of natural light. The space provides a pleasant transition between the indoor living area and the rear garden, with a door leading directly outside.

Bathroom
The bathroom offers a bath with overhead shower, tiled in neutral shades with a decorative blue border. A small window provides natural light and ventilation, complemented by a louvered door that adds character to the space.

Bedroom 1
13'5" x 11'0"
Bedroom 1 is a spacious room with a large window that fills the space with natural light. It features a muted carpet with a subtle pattern and a built-in wardrobe, offering practical storage solutions. The walls are painted in a soft neutral tone, creating a calm and restful atmosphere.

Bedroom 2
15'3" x 8'10"
Bedroom 2 features a pink carpet with a floral pattern and matching floral wallpaper, along with a small built-in vanity or basin area. The room offers a cosy yet bright feel, aided by a large window and built-in storage space to one wall.

Bedroom 3
9'3" x 9'2"
Bedroom 3 is a smaller room, ideal as a nursery or home office, featuring a light carpet and built-in mirrored wardrobes. A window provides natural light, and the space is bright with a simple, fresh feel.

Rear Garden
A private garden featuring a lawn area bordered by shrubs and a paved patio area. The garden is







enclosed by fencing, providing a secure and peaceful outdoor space, perfect for relaxing, gardening or entertaining.

Front Exterior

The property features a front driveway leading up to the garage, with a low brick wall enclosing the front planting area. The exterior is traditional red brick with a pitched tiled roof, and the layout includes a garage with direct access to the side and rear garden.

Anti-Money Laundering Regulations

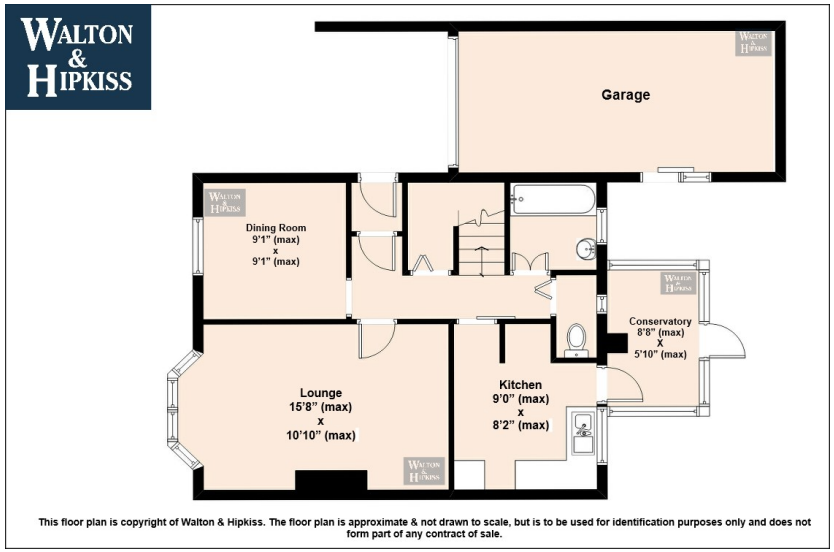
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

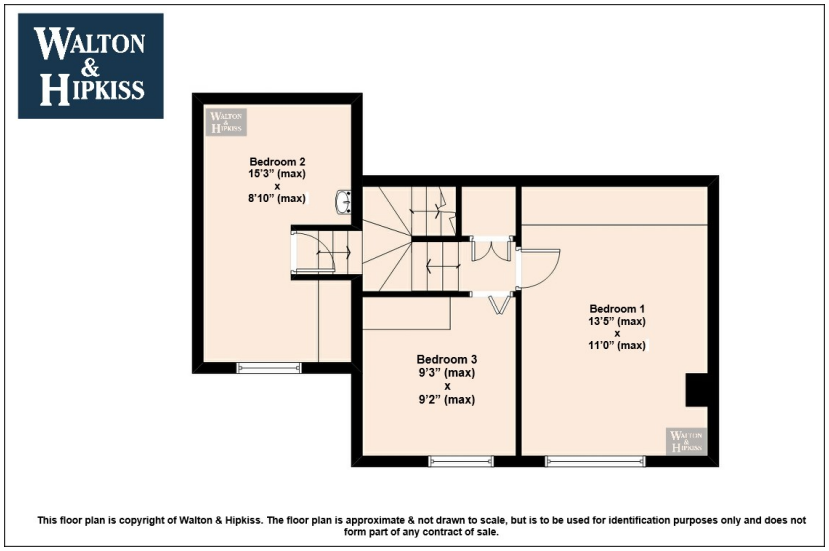
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

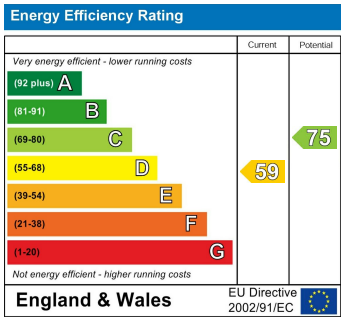


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: C

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