

For Sale: £220,000 Freehold Clarence Street, Kidderminster, DY10

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- 3 bedrooms
- Main bedroom with ensuite
- 3 reception rooms
- Good-sized garden



Bagleys are very pleased to present this three double bedroom home to the market. The property has a wealth of accommodation to comprise: dining room with open fire, living room, breakfast kitchen, family bathroom, garden building with WC, log burner and French doors to the garden, principal bedroom with en-suite shower room, two further double bedrooms and good-sized rear garden. EPC D55

- Dining room Walk-in bay window with original WC stained glass to front elevation. Open fire. Ceiling light point. Gas central heating radiator.
- Living Room Stairs rising to the first floor, gas log burner fireplace, obscured window to kitchen. Ceiling light point.
- Kitchen AreaFitted with a variety of wall and
base units with oak worksurfaces
and integral Belfast sink with tap
over. Space for range cooker,
fridge freezer and plumbing for
washing machine and
dishwasher. Roof light. Ceiling
light points.ThreeEn-suite
- BreakfastBreakfast bar, UPVC window toNookbathroom and UPVC glazed doorto garden. Ceiling light point.
- Bathroom White suite comprising of pedestal sink, WC and panelled bath with shower over. UPVC windows to two elevations. Ceiling light point and gas central heating radiator.
- GardenFully insulated with two UPVCBuildingwindows to the side elevation
and French doors to the rear. Log
burner. Door to WC. Ceiling light
points.

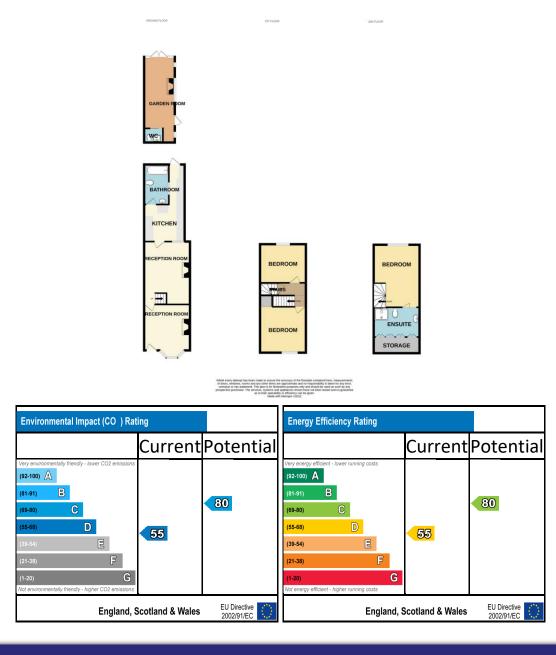
- White suite comprising of hand wash basin and WC. Ceiling light point.
- **Bedroom Two** UPVC window to the front elevation, under stairs walk-in closet. Ceiling light point. Gas central heating radiator.
- BedroomUPVC window to rear elevation.ThreeCeiling light point. Gas central
heating radiator.
- Bedroom OneUPVC window to rear elevation.(attic)Door to en-suite. Loft access
hatch. Ceiling light point. Gas
central heating radiator.
 - White suite comprising of WC, pedestal sink and shower cubicle with mains shower. Cupboard houses tumble dryer. Into eaves storage. Gas central heating radiator and ceiling spots.
 - To the front of the property is a walled fore garden with original quarry tiled path. To the rear is a long garden with established borders, outdoor seating area, AstroTurf and a shed. Side access gate.





Room Details

Dining room	4.12m x 3.46m (13'6" x 11'4")
Living Room	3.93m x 3.47m (12'11" x 11'5")
Kitchen Area	3.39m x 2.85m (11'1" x 9'4")
Breakfast Nook	3.10m x 1.87m (10'2" x 6'2")
Bathroom	2.03m x 1.85m (6'8" x 6'1")
Garden Building	5.43m x 2.31m (17'10" x 7'7")
WC	1.53m x 1.18m (5'0" x 3'10")
Bedroom Two	3.82m x 3.14m (12'6" x 10'4")
Bedroom Three	3.47m x 3.10m (11'5" x 10'2")
Bedroom One (attic)	4.86m x 3.45m (15'11" x 11'4")
En-suite	3.43m x 1.84m (11'3" x 6'0")



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



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