



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

- 3 bedrooms
- Main bedroom with ensuite

- 3 reception rooms
- Good-sized garden

Bagleys
SALES AND PROPERTY MANAGEMENT

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 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 Area Fitted 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.

Breakfast Nook Breakfast bar, UPVC window to bathroom and UPVC glazed door to 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.

Garden Building Fully insulated with two UPVC windows to the side elevation and French doors to the rear. Log burner. Door to WC. Ceiling light points.

WC 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.

Bedroom Three UPVC window to rear elevation. Ceiling light point. Gas central heating radiator.

Bedroom One (attic) UPVC window to rear elevation. Door to en-suite. Loft access hatch. Ceiling light point. Gas central heating radiator.

En-suite 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.

Externally 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 attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with version 10/2012

| Environmental Impact (CO ₂) Rating | | Energy Efficiency Rating | |
|---|---------|--------------------------|---|
| | Current | Potential | |
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | 55 | 80 | <p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |
| England, Scotland & Wales | | EU Directive 2002/91/EC | England, Scotland & Wales |
| | | | EU Directive 2002/91/EC |

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