



For Sale: £210,000. Freehold
George Street, Kidderminster, DY10

- 2 Receptions
- Garage/ Workshop
- 2 Double Bedrooms
- Large Garden/ Possible Building Plot (STPP)

Bagleys
SALES AND PROPERTY MANAGEMENT

ATTENTION INVESTORS AND FIRST TIME BUYERS. Bagleys are pleased to present this modern two-bedroom, 2-reception end terrace to the market which benefits from a sizable detached garage and is situated within a large plot which may be suitable for future development (subject to planning permission). Property to comprise: lounge, dining room, cellar, kitchen, ground floor bathroom, two double bedrooms, fully doubled glazed and gas centrally heated. EPC D57. Being sold with vacant possession and no upwards chain.

Lounge UPVC double glazed window to the front elevation, electric fire with wooden surround and hearth, door to dining room, gas central heating radiator, fuse board and ceiling light point.

Dining Room UPVC window to the rear elevation doorway to kitchen, door to cellar and stairs rising to the first floor. Gas central heating radiator and ceiling light point.

Kitchen Fitted with a range of wall and base units with complementary work surfaces and inset ceramic sink with mixer tap and electric hob with extractor hood over. Built in fridge, freezer and double electric oven. Plumbing for a washing machine. Door to bathroom. UPVC window and door to the side elevation. Ceiling spot lights.

Bathroom White suite comprising of panelled bath with electric shower over, vanity wash hand basin and low-level WC. Tiled splashbacks. UPVC window to the side elevation, gas centrally heated towel rail and ceiling spot lights.

Cellar Gas meter. Ceiling light point.

First Floor Landing Doors to both bedrooms and ceiling light point.

Bedroom One Two UPVC windows to the front elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Built in wardrobe over the stairs.

Detached Garage/Workshop Double doors to the front provide vehicular access.

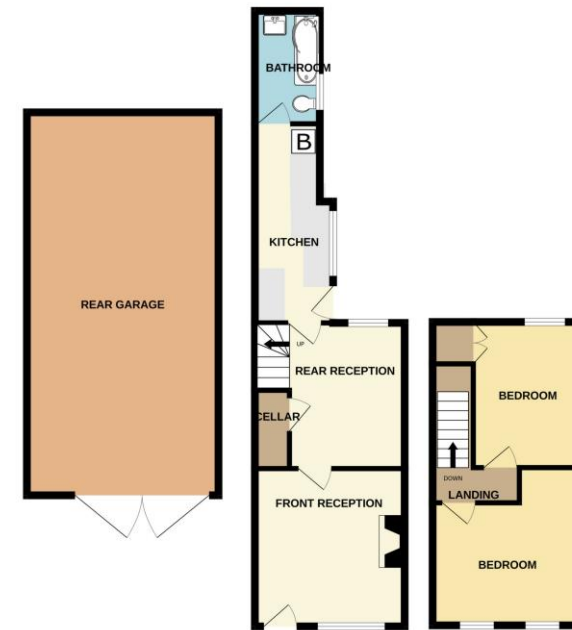
Externally There is a gated driveway to the side of the property leading to the rear garden and garage/workshop. The rear garden is large and is mostly laid to lawn.



Room Details

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given in their condition or whether they will be given. Made with Metaplan (2002)

- Lounge 3.88m x 3.47m (12'9" x 11'5")
- Dining Room 3.34m x 2.68m (10'11" x 8'10")
- Kitchen 4.75m x 2.02m (15'7" x 6'8")
- Bathroom 2.67m x 1.60m (8'9" x 5'3")
- Cellar 3.47m x 3.88m (11'5" x 12'9")
- First Floor Landing
- Bedroom One 3.49m x 3.77m (11'5" x 12'4") at widest point
- Bedroom Two 3.36m x 2.48m (11'0" x 8'2")
- Detached Garage/Workshop Externally 8.52m x 4.63m (27'11" x 15'2")

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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