



For Sale: £225,000. Freehold.

Winterfold Close, Kidderminster, DY10 3BL

- 3/4 Bedrooms
- Large Plot
- 2/3 Receptions
- Drive & Garage

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this sizable 3/4-bedroom semi-detached property to the market. The former Police house comprises: entrance hallway, lounge, dining room, breakfast kitchen, bedroom 4/third reception room, ground floor shower room. three bedrooms and additional first floor shower room. Externally there is a front and rear garden, driveway and single garage. Property is being offered with NO UPWARDS CHAIN. Potential to extend subject to planning permission. EPC and floorplan ordered.

**Entrance Hallway** Doors to lounge, dining room, kitchen and bedroom 4/reception room 3. Stairs rise to the first floor. UPVC window to the front elevation, ceiling light point, gas central heating radiator and walk-in cupboard.

**Reception Room One** Duel aspect with UPVC windows to two elevations, glazed UPVC door to the side, ceiling light point, wall mounted gas heater and gas central heating radiator.

**Reception Room Two** UPVC patio door to the rear elevation, ceiling light point and gas central heating radiator.

**Bedroom Four/ Reception Room Three** Duel aspect with UPVC windows to two elevation, ceiling light point and gas central heating radiator. Walk in cupboard (thought to be the former police cell).

**Kitchen** Fitted with a range of wall and base units with complimentary worksurfaces over. Inset stainless steel sink. Freestanding electric Beko cooker. Space for a fridge freezer. UPVC windows to the front and side elevations, ceiling light point and gas central heating radiator. Doors to shower room and pantry cupboard which has plumbing for a washing machine and houses the Worcester combination boiler.

**Wet Room** UPVC window to the side elevation, low level WC, wall mounted wash hand basin and mains shower, Newlec extractor fan, ceiling light point and gas central heating radiator.

**Landing** UPVC window to the front elevation, doors to three bedrooms and shower room. Loft access hatch and ceiling light point.

**Bedroom One** Duel aspect with UPVC windows to the rear and side elevations, built in wardrobes, ceiling light point and gas central heating radiator.

**Bedroom Two** Duel aspect with UPVC windows to the front and rear elevations, ceiling light point and gas central heating radiator.

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

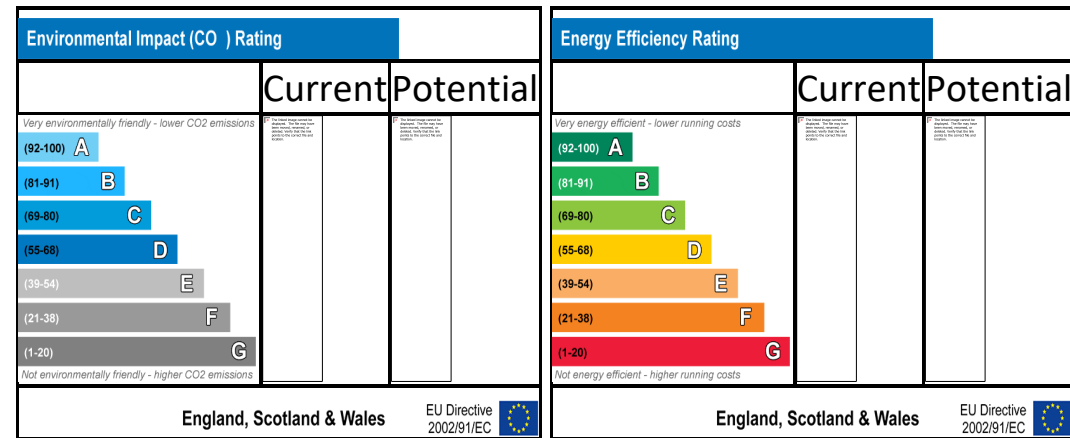
**Shower Room** Wall mounted electric Mira shower, low-level WC and wall mounted wash hand basin. Former airing cupboard. UPVC window to the side elevation, ceiling light point and gas central heating radiator.

**Externally** To the front of the property is a front garden and a driveway leading to the single garage. A side access gate leads to the enclosed rear garden which is a good size and low maintenance.



# Room Details

Reception Room One	4.44m x 3.00m (14'7" x 9'10")
Reception Room Two	3.70m x 2.94m (12'2" x 9'8")
Bedroom Four/ Reception Room Three	3.52m x 3.72m (11'7" x 12'2")
Kitchen	4.17m x 2.70m (13'8" x 8'10")
Wet Room	2.37m x 1.83m (7'9" x 6'0")
Bedroom One	4.42m x 3.00m (14'6" x 9'10")
Bedroom Two	3.44m x 2.95m (11'3" x 9'8")
Bedroom Three	2.72m x 2.42m (8'11" x 7'11")
Shower Room	2.70m x 1.40m (8'10" x 4'7")



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.

