



For Sale: £235,000. Freehold  
Wolverhampton Rd, Kidderminster, DY10

- Three Bedrooms
- Newly Refurbished
- Two Receptions
- Driveway & Garden. EPC D

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this recently modernised 3-bedroom semi-detached property to the market which is being offered with no upwards chain and vacant possession. Property comprises: sizable driveway, lounge, dining room, kitchen, lean-to, three bedrooms, family bathroom and enclosed rear garden. EPC D65.

**Living Room** UPVC bay window to the front elevation, ceiling spot light point and gas central heating radiator. Door to dining room, stairs rise to the first floor.

**Dining Room** UPVC window to the rear elevation, doors to cupboard which houses the electric meter and fuse boards, WC and archway to kitchen. Ceiling spot light point and gas central heating radiator.

**WC** UPVC obscured window to the side elevation, white suite comprising wall mounted wash hand basin and low-level WC. Navien gas combination boiler, gas central heating radiator and ceiling light point.

**Kitchen** Newly fitted kitchen with a range of wall and base units with complimentary roll top worksurfaces with inset stainless-steel sink with mixer tap. Inset 4-ring Lamona hob with extractor hood over and Lamona built in oven. UPVC window to the rear and door to the side. Ceiling spot light points.

**Lean To** With UPVC doors to the front and rear elevations. Three wall light points.

**First Floor Landing** Doors to three bedrooms and bedroom. UPVC window to the side elevation, ceiling light point and loft access hatch.

**Bedroom One** UPVC window 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.

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

**Bathroom** Newly fitted white suite comprising panelled bath with mains shower over, low-level WC and pedestal wash hand basin. UPVC obscured window to the rear elevation, ceiling light point and gas central heating radiator.

**Externally** To the front of the property is a good-sized gravelled driveway. To the rear is a tiered, enclosed garden with lower patio area and steps to the lawn beyond.



# Room Details

Living Room	4.79m x 4.09m (15'9" x 13'5")
Dining Room	4.19m x 3.96m (13'9" x 12'12")
WC	2.23m x 0.70m (7'4" x 2'4")
Kitchen	2.92m x 2.40m (9'7" x 7'10")
Lean To	7.55m x 1.82m (24'9" x 5'12")
First Floor Landing	
Bedroom One	3.39m x 2.88m (11'1" x 9'5")
Bedroom Two	3.99m x 2.29m (13'1" x 7'6")
Bedroom Three	2.31m x 1.74m (7'7" x 5'9")
Bathroom	2.31m x 2.13m (7'7" x 6'12")
Externally	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	65	86
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	65	86
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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