



For Sale: £230,000. Freehold
Mallory Drive, Kidderminster, DY11 5DZ

- NO UPWARDS CHAIN
- Three bedrooms
- Three receptions
- Drive, garage & garden

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three-bedroom semi-detached property situated within the popular Marlpool Farm area of Kidderminster. The property comprises of: entrance porch, lounge, kitchen diner, three bedrooms, bathroom, rear garden, driveway and garage. EPC D64. OFFERED WITH NO UPWARDS CHAIN.

Entrance Porch UPVC window to front elevation, ceiling light point, fuse board and utility meters. Door leads to lounge.

Lounge Door to dining room and under stairs cupboard. Stairs to first floor. UPVC window to the front elevation, fireplace, ceiling light point and two gas central heating radiators.

Dining Room UPVC door to sun room and door to kitchen. Ceiling spot lights and gas central heating radiator.

Kitchen UPVC window to the rear elevation, fitted with a variety of wall and base units with roll top worksurfaces and inset sink. Freestanding Beko dual fuel oven with Bosch extractor hood over. Space for a washing machine. Ceiling light point.

Sun Room UPVC French doors to the rear and UPVC door to the side. Two wall light points.

First Floor Landing Doors to all three bedrooms, family bathroom and airing cupboard which houses the Ideal combination boiler. Loft access hatch and ceiling light point.

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

Bathroom White suite comprising of panelled bath with Triton shower over, pedestal sink and WC. UPVC obscured window to the side elevation, ceiling light point and gas central heating radiator.

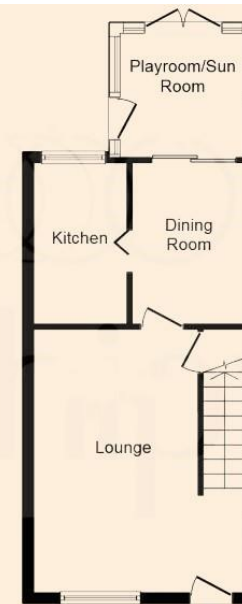
Garage Up and over door to the front, window to the side.

Externally To the front there is drive with access to the rear garage. To the rear is an enclosed garden.

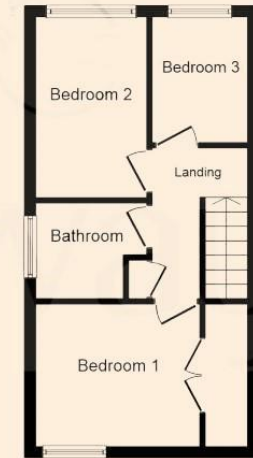


Room Details

Entrance Porch	1.39m x 1.09m (4'7" x 3'7")
Lounge	4.87m x 3.95m (15'12" x 12'12")
Dining Room	3.13m x 2.00m (10'3" x 6'7")
Kitchen	2.86m x 1.75m (9'5" x 5'9")
Sun Room	2.21m x 2.26m (7'3" x 7'5")
Bedroom One	3.01m x 2.58m (9'11" x 8'6")
Bedroom Two	3.28m x 2.10m (10'9" x 6'11")
Bedroom Three	2.36m x 1.67m (7'9" x 5'6")
Bathroom	2.30m x 1.79m (7'7" x 5'10")
Garage	5.08m x 2.63m (16'8" x 8'8")



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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 (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	82 64
England, Scotland & Wales	

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	82 64
England, Scotland & Wales	

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.

