



For Sale: £132,000. Freehold.
Wood Street, Kidderminster, DY11 6UE

- Vacant Possession
- 2 Reception Rooms
- 3 Bedrooms
- Requires Updating

Bagleys
SALES AND PROPERTY MANAGEMENT

ATTENTION FIRST TIME BUYERS AND INVESTORS.

Bagleys are pleased to present the three-bedroom two reception terraced property to the market which is in need of updating. Accommodation to comprise: lounge, dining room, kitchen, bathroom, covered lobby, lean to, cellar, three bedrooms and rear garden.

No upwards chain. EPC and floorplan ordered.

Lounge	UPVC window and door to front elevation. Gas fire, fan ceiling light, two wall light points and gas central heating radiator. Door to inner hall.	Lean To	Windows to rear and side elevations. Stable door to rear. Ceiling strip light.
Inner Hall	Door to dining room, stairs rise to first floor landing.	Cellar	Ceiling light point. Fuse board. Utility meters. Built in storage.
Dining Room	UPVC window to the rear, doors to cellar and kitchen, ceiling light point, wall mounted gas fire and gas central heating radiator.	First Floor Landing	Doors to two bedrooms and stairs to second floor. Ceiling light point.
Kitchen	Door to vestibule, window to the side elevation, fitted wall and base units with worksurface over and inset stainless steel sink. Ceiling strip light and gas central heating radiator.	Bedroom One	UPVC window to the front, ceiling light point and gas central heating radiator.
Vestibule	Doors to bathroom, covered lobby and airing cupboard which houses the Ideal combination boiler. Ceiling light point.	Bedroom Two	UPVC window to the rear, ceiling light point and gas central heating radiator. Built in wardrobe.
Bathroom	Bathroom suite comprising panelled bath, low-level WC and wash hand basin. Window to the rear. Ceiling light point and gas central heating radiator.	Attic/Bedroom Three	Currently partitioned to form a bedroom and a dressing room/study area. Window to the rear. Two ceiling light points.
Covered Lobby	Wall strip light. Door to Lean to.	Garden	Side access gate. Lawn with path leading to rear patio and two garden sheds.



Room Details

Lounge	3.13m x 3.32m (10'3" x 10'11")
Inner Hall	
Dining Room	3.69m x 3.17m (12'1" x 10'5")
Kitchen	3.13m x 1.55m (10'3" x 5'1")
Vestibule	
Bathroom	1.93m x 1.56m (6'4" x 5'1")
Covered Lobby	6.59m x 1.04m (21'7" x 3'5")
Lean To	2.60m x 1.83m (8'6" x 6'0")
Cellar	3.28m x 3.21m (10'9" x 10'6")
First Floor Landing	
Bedroom One	3.26m x 3.17m (10'8" x 10'5")
Bedroom Two	3.04m x 3.14m (9'12" x 10'4")
Attic/Bedroom Three	4.93m x 3.16m (16'2" x 10'4")
Garden	

Environmental Impact (CO ₂) 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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating			
	Current	Potential	
<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	

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.

