



For Sale: £435,000. Freehold.

Sutton Park Road, Kidderminster, DY11 6JG

- Three bedrooms
- Three receptions
- Large garden
- 70 sq. meter garage

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

**NO UPWARDS CHAIN.** Bagleys are pleased to present this three-bedroom detached which is situated in an extensive plot on the Bewdley side of Kidderminster. The property benefits from: entrance hallway, extended living room, dining room, breakfast kitchen, utility room, conservatory, guest cloakroom, three bedrooms, family bathroom, large gardens, 70 square meter garage with 2.6-meter height garage door with mechanics pit and WC and driveway with fore garden. A viewing is highly recommended to fully appreciate the property. Potential for extension subject to planning permission. EPC TBC.

**Entrance Hallway** UPVC double glazed window and door with feature stained glass to the front elevation. Doors radiate to living room, dining room, breakfast kitchen, utility room and guest cloaks. Stairs rise to the first-floor landing. Ceiling light point, wall light point and gas central heating radiator.

**Living Room** Extended living room. Double glazed patio door to the rear elevation. Feature electric fireplace which can be removed to reveal the open fireplace behind. Ceiling light point and gas centrally heated radiator.

**Dining Room** Walk in UPVC bay window to the front elevation with feature stained glass. Open fireplace with brick built hearth and surround. Ceiling light point and gas centrally heated radiator.

**Breakfast Kitchen** Fitted with a range of wall and base units with complimentary roll top worksurfaces over. Inset 1.5 bowl composite sink with mixer tap and 4-ring electric induction hob with extractor hood over. Built in double electric oven and microwave. Space for a tall fridge-freezer. UPVC double glazed windows to the rear and side elevations and door to vestibule. Ceiling light point, ceiling spots and gas centrally heated radiator.

**Vestibule** UPVC double glazed window to the side elevation. Fitted worksurface with cupboard below and inset stainless steel sink with mixer tap. Plumbing for a dishwasher and space for an under counter fridge/freezer. Ceiling light point and gas centrally heated radiator.

**Conservatory** UPVC double glazed windows to two elevations, UPVC French doors to the side elevation. Two light points and gas centrally heated radiator.

**Utility Room** Formally used as a dark room. Fitted units with worksurfaces and inset stainless steel sink with mixer tap. Plumbing and space for an automatic washing machine and wall mounted Baxi central heating boiler. Ceiling light point and gas centrally heated radiator.

**Guest Cloaks** UPVC double glazed, obscured window with feature stained glass to the front elevation. Closed coupled WC and vanity sink unit. Built in cupboard to house coats. Ceiling light point and gas centrally heated towel rail.

**Landing** UPVC double glazed window to the side elevation, doors to three bedrooms and family bathroom. loft access hatch. Ceiling light point.

**Bedroom One** UPVC double glazed window to the rear elevation with elevated views. Built in mirrored wardrobes, ceiling light point and gas centrally heated radiator.

**Bedroom Two** UPVC double glazed window to the front elevation, ceiling light point and gas centrally heated radiator.

**Bedroom Three** UPVC double glazed window to the front elevation, ceiling light point and gas centrally heated radiator.

**Family Bathroom** White suite comprising of panelled bath with mains shower over and screen, closed coupled WC and vanity sink unit. UPVC double glazed window to the rear elevation, ceiling spot lights and gas centrally heated towel rail. Airing cupboard.

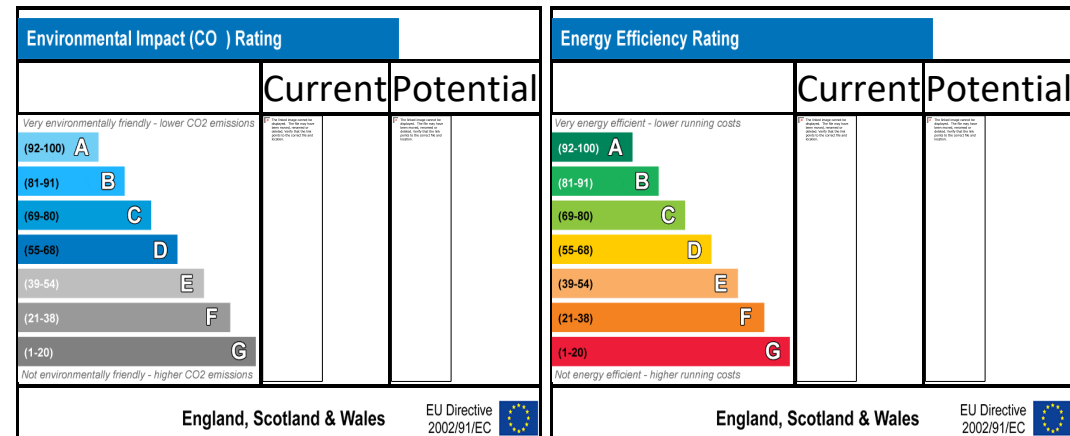
**Garage** A sizable 70 square meter garage which has a mechanics pit and extra-large doors to the front which allow vehicular access to the height of 2.6 meters. Door leads to WC. Three UPVC double glazed windows to the rear elevation, fitted cupboards with stainless steel sink and mixer tap and seven ceiling strip light points.

**Externally** To the front elevation is a lawned fore-garden and driveway with planted beds and fenced boundaries. To the rear is an exceptionally sized garden with raised patio seating area and steps down to the extensive lawn. There is fenced boundaries and a garden shed.



# Room Details

Living Room	6.54m x 3.40m (21'5" x 11'2")
Dining Room	4.02m x 3.40m (13'2" x 11'2")
Breakfast Kitchen	5.10m x 3.74m (16'9" x 12'3")
Vestibule	1.98m x 1.69m (6'6" x 5'7")
Conservatory	3.17m x 2.17m (10'5" x 7'1")
Utility Room	2.76m x 1.52m (9'1" x 4'12")
Guest Cloaks	1.85m x 1.52m (6'1" x 4'12")
Bedroom One	4.09m x 3.43m (13'5" x 11'3")
Bedroom Two	3.47m x 3.41m (11'5" x 11'2")
Bedroom Three	2.12m x 1.97m (6'11" x 6'6")
Family Bathroom	2.85m x 2.08m (9'4" x 6'10")
Garage	12.70m x 5.56m (41'8" x 18'3")



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.

