



For Sale: £255,000. Freehold.
Brook Street, Kidderminster, DY11 6RH

- Detached
- Two Receptions

- Three Bedrooms
- EPC C70.

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are please to present this conveniently situated deceptively spacious, modern family home. The accommodation comprises kitchen, lounge/diner, 2nd sitting room/ ground floor bedroom/study with doors to garden, cloakroom, three first floor bedrooms and family bathroom, sizable and very private gardens with lots of space for entertaining. EPC C70.

Entrance Hall Wood effect flooring, central heating thermostat, ceiling light point, central heating radiator, fuse box, wooden front door with obscured glazing and door leading to;

WC Low flush WC, corner wash hand basin, radiator, light point, obscure window and wood effect flooring.

Kitchen A contemporary and stylish kitchen including a range of matching wall and base level units, one and a half bowl sink and drainer with mixer tap in front of window to the front aspect, four ring gas hob with extractor above, electric oven/grill, space for fridge/freezer, space and plumbing for washing machine and ceiling light point.

Lounge Diner Lounge and dining areas, wood effect flooring, ceiling lighting, radiator, TV point, telephone point, door and window to the garden. Door leading to;

Inner Lobby Wood effect floor, space for storage and a door leading to;

Living Room/ Bedroom/ Study Double glazed sliding doors to rear aspect, loft hatch, radiator, and wood effect floor and down lighters.

Landing Obscure window, loft hatch, light point and Ideal combination boiler storage cupboard. Doors leads to;

Bedroom One Built-in wardrobes, window with garden views, radiator and light point.

Bedroom Two Window to the front aspect, radiator light point and wood effect flooring.

Bedroom Three Window to the front aspect, radiator and light point.

Bathroom Panelled bath with an electric shower over and screen to the side, pedestal wash hand basin, low flush WC, towel rail, radiator, exposed floorboards, extractor point and light point.

Externally Approach: To the front elevation is an off-road parking, sheltered front door access with external light and water tap. Garden: A delightful and landscaped rear garden which includes a patio seating area at the lower level with steps leading up to a gravelled seating area, further steps leading to a well-maintained lawn. There is also a wooden storage shed, brick wall and fence panel surrounds and external light point.

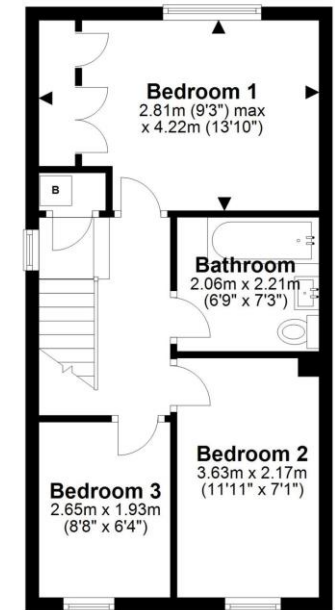


Room Details

Ground Floor



First Floor



Disclaimer
 This floor plan is for illustrative purposes only.
 Measurements are approximate only.
 Please check all information before making any decisions.
 For more information please contact the agent.

| | |
|--------------------------------|--------------------------------|
| Kitchen | 11'10" x 7'0" (3.61m x 2.13m) |
| Lounge Diner | 16'4" x 13'10" (4.98m x 4.22m) |
| Living Room/ Bedroom/ Study | 15'0" x 6'11" (4.57m x 2.11m) |
| Bedroom One | 13'10" x 9'3" (4.22m x 2.82m) |
| Bedroom Two | 11'11" x 7'11" (3.63m x 2.41m) |
| Bathroom | 6'9" x 7'3" (2.06m x 2.21m) |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| | |
| England, Scotland & Wales EU Directive 2002/91/EC | |

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| | |
| 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.

