



For Sale: £220,000. Freehold.
Broadwaters Drive, Kidderminster, DY10

- Three bedrooms
- Extensive garden
- Two reception areas
- EPC D

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this traditional 1930s home to the market. The property benefits from: shared driveway, front garden, storm porch, entrance hallway, living room with solid fuel fire, kitchen diner, three bedrooms, family bathroom (separate bath and shower cubicle) and sizeable rear garden. EPC D56.

Storm Porch Door to entrance hallway.

Entrance Hallway Doors to lounge, kitchen diner and understairs cupboard. Stairs rise to first floor. Fuse board, gas centrally heated radiator and ceiling light point.

Lounge UPVC double glazed bay window to the front elevation, solid fuel fire with hearth and surround, ceiling light point and two gas central heating radiators.

Kitchen Diner Kitchen area is fitted with a range of wall and base units with complimentary worksurfaces over. Inset sink with drainer and mixer tap. Built in oven and hon with extractor hood over. Space for a tall fridge freezer, washing machine and dishwasher. Wall mounted gas fired combination boiler. Built in cupboards to the dining area. UPVC window and doors to the rear elevation. Gas central heating radiator and two ceiling light points.

Landing Doors to all bedrooms, family bathroom and airing cupboard. UPVC double glazed window to the side elevation, loft access hatch and ceiling light point.

Bedroom One UPVC double glazed bay window to the front elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC double glazed window to the rear elevation, gas central heating radiator and ceiling light point.

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

Family Bathroom Four piece white suite comprising of panelled bath, pedestal sink, shower enclosure with electric shower and low level WC. UPVC double glazed, obscured window to the rear elevation, recessed ceiling spot lights, full tiling to the walls and flooring and gas centrally heated towel rail.

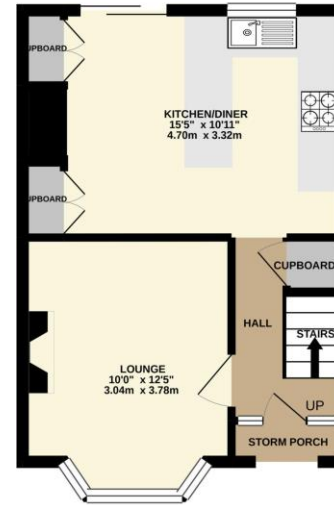
Externally To the side is a shared driveway, to the front is a raised lawn area with steps leading to the front door. A side access gate leads to the rear garden which has a lower deck area and extensive lawn which leads to the wooded area and the bottom of the garden.



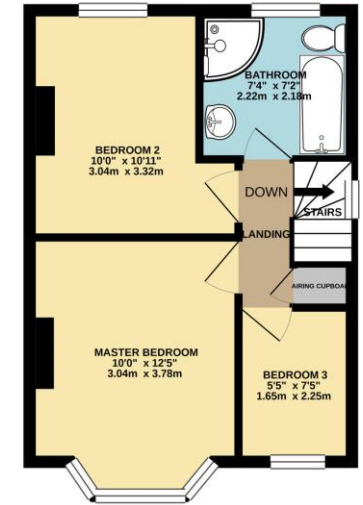
Room Details

Lounge	10'0" x 12'5" (3.05m x 3.78m)
Kitchen Diner	15'5" x 10'11" (4.70m x 3.33m)
Bedroom One	12'5" x 10'0" (3.78m x 3.05m)
Bedroom Two	10'11" x 10'0" (3.33m x 3.05m)
Bedroom Three	7'5" x 5'5" (2.26m x 1.65m)
Family Bathroom	7'4" x 7'2" (2.24m x 2.18m)

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



BROADWATERS DRIVE, DY10 2RY

TOTAL FLOOR AREA - 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
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Not energy efficient - higher running costs	
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