

For Sale: £250,000. Freehold
Clarence Street, Kidderminster, DY10 1RS

- Three Double Bedrooms
- Kitchen & Utility
- Two Reception Rooms
- Bathroom & Guest Cloaks



Bagleys are very pleased to present this traditional three bedroom property to the market which has been thoughtfully updated and impeccably maintained. The property benefits from entrance hallway, living room, dining room, kitchen, utility room, guest cloakroom, cellar, three double bedrooms, spacious bathroom and enclosed rear garden. EPC E54.

| Front | To the front of the property there is a small low maintenance garden and access down the side of the property leading to entrance | First Floor Landing | Doors to bedrooms one, bedroom two and bathroom. Stairs rise to second floor bedroom three. Two ceiling light points. |
|------------------|--|---------------------|--|
| Entrance Hallway | door. Doors to living room, dining room and cellar. Stairs rise to the first floor. Windows to side | Bedroom One | Two UPVC windows to the front elevation, ceiling light point and gas central heating radiator. |
| Dining Room | elevation. Ceiling light point. Walk-in UPVC bay window to the front | Bedroom Two | UPVC window to the rear elevation, ceiling light point and gas central heating radiator. |
| | elevation, feature fireplace with solid fuel burner, ceiling light point and gas centrally heated radiator. | Family Bathroom | A large bathroom with four piece suite comprising: double shower enclosure with mains shower, freestanding bath, vanity sink |
| Living Room | UPVC French doors to the rear elevation, door to kitchen. Feature fireplace with solid fuel log burner, ceiling light point and gas centrally heated radiator. | | and low level WC. Airing cupboard houses the Worcester combination boiler. UPVC window to the rear elevation, loft access hatch, two ceiling light points and two gas |
| Kitchen | Fitted with a range of wall and base units with complimentary oak worksurfaces over. Inset 1.5 bowl ceramic sink with mixer tap. Built in Samsung 4-ring gas hob with | Bedroom Three | central heating radiators. UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Door to walk in cupboard. Loft access hatch. |
| | extractor hood over and Samsung oven. Door to utility room. Two UPVC windows to the side elevation, two ceiling light points and gas centrally heated radiator. | Walk in Cupboard | Current owners have made enquiries and this could be transformed into an ensuite bathroom. Ceiling light point. |
| Utility Room | Doors to guest cloaks and rear garden. Fitted units with complimentary worksurface and inset stainless steel sink. Space for an American style fridge freezer and plumbing | Garden | To the rear of the property there is an enclosed garden, predominantly laid to lawn and patio area with fenced boundaries. Garden shed and outside lights. |

for a washing machine and dishwasher. Ceiling light point and gas central heating

Vanity sink unit and low level WC. Obscured window to the side elevation. Ceiling light point and gas central heating radiator.

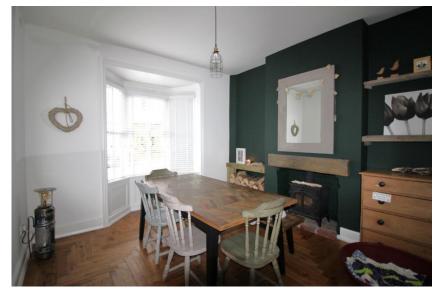
Ceiling light point. Fuse board and utility

radiator.

meters.

Guest Cloaks

Cellar





Room Details

Dining Room 4.19m x 3.41m (13'9" x 11'2")

Living Room 4.84m x 3.55m (15'11" x 11'8")

Kitchen 4.62m x 2.41m (15'2" x 7'11") at widest

points

Utility Room 2.78m x 2.00m (9'1" x 6'7")

Guest Cloaks 1.67m x 1.35m (5'6" x 4'5")

Cellar 12'1" x 11'2" (3.68m x 3.40m)

Bedroom One 4.54m x 3.76m (14'11" x 12'4")

Bedroom Two 4.98m x 3.26m (16'4" x 10'8")

Family Bathroom 4.63m x 2.68m (15'2" x 8'10")

Bedroom Three 4.55m x 4.33m (14'11" x 14'2")

Walk in 4.55m x 2.13m (14'11" x 6'12") at widest

Cupboard points



Environmental Impact (CO) Rating **Energy Efficiency Rating** Current Potential **Current** Potential (92-100) **A** (92-100) 79 79 54 54 (39-54) Not energy efficient - higher running costs ot environmentally friendly - higher CO2 emissi EU Directive 2002/91/EC England, Scotland & Wales 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.









