



For Sale: £475,000. Freehold
Vanneck Close, Kidderminster, DY11 7AU

- Turn key property
- Five bedrooms
- Three reception areas
- Cloaks, en-suite and bathroom

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this 5-bedroom executive family home to the market. The modern 7 year old property has accommodation to comprise: Entrance hallway, living room, open plan kitchen dining family room, utility/guest cloaks, study, five bedrooms, principal bedroom with dressing area and en-suite shower room, family bathroom, detached garage, garden and driveway. EPC B85.

This executive style family home is located on the new Silverwoods residential estate and boasts an enviable position being situated at the edge of the estate. The property was built approx. 7 years ago and is being offered with the benefit for the remainder of the 10 year NHBC guarantee.

Approached over a neat foregarden, the accommodation is accessed via the main door which opens to the reception hall. This welcoming and spacious area provides access to the ground floor accommodation including guest cloaks combined with utility room and separate study.

The ground floor space is designed for modern living with a good sized living room with bay window to the front and an open plan family space spanning the full width across the rear of the property. This generous space allows for designated areas, namely a family area, central dining space and a fully fitted kitchen to include fitted appliances such as fridge, freezer, dishwasher, eyelevel oven and hob. The double doors from the dining area lead out to the rear garden.

On the first floor, the five bedrooms are well laid out and include a master bedroom with dressing area and en-suite shower room. A house bathroom fitted in which with panelled bath with shower over, wash basin and WC serves the other four spacious bedrooms.

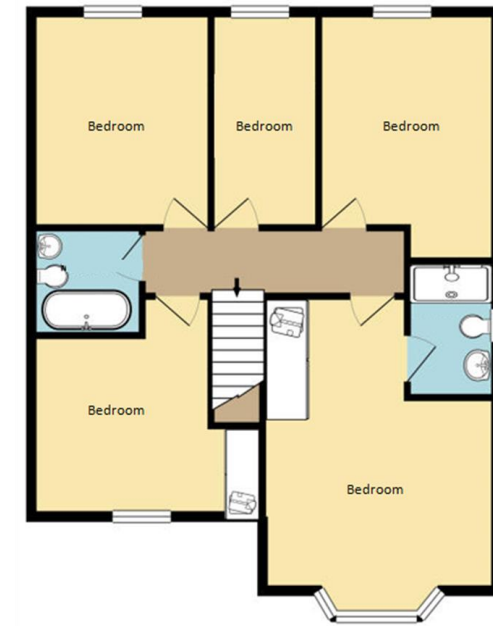
The rear garden is enclosed with walled boundary which continues behind the garage. Parking is well catered for with the single garage having up & over door, personal door into the garden, plus further parking along the side of the property on its driveway.

Silverwoods is a popular location and offers not only easy access to the town but also has its own amenities to include the Leisure Centre, Gastro pub and Supermarket.



Room Details

Entrance Hallway	
Living Room	6.31m x 3.77m (20'8" x 12'4")
Kitchen Dining Family Room	7.97m x 3.56m (26'2" x 11'8")
Utility/Guest Cloaks	2.13m x 2.06m (6'12" x 6'9")
Study	2.60m x 2.12m (8'6" x 6'11")
Landing	
Bedroom One	5.81m x 3.86m (19'1" x 12'8")
En-suite Shower Room	2.09m x 1.55m (6'10" x 5'1")
Bedroom Two	3.13m x 2.96m (10'3" x 9'9")
Bedroom Three	3.03m x 3.82m (9'11" x 12'6") at widest points
Bedroom Four	3.68m x 2.68m (12'1" x 8'10")
Bedroom Five	3.08m x 2.68m (10'1" x 8'10")
Family Bathroom	2.10m x 1.92m (6'11" x 6'4")
Detached Garage	6.01m x 3.01m (19'9" x 9'11")



Environmental Impact (CO ₂) Rating		
	Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	85	93
England, Scotland & Wales EU Directive 2002/91/EC 		

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	85	93
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.

