



For Sale: £TBC- Freehold

Redstart Avenue, Kidderminster, DY10 4JR

- Immaculately presented
- Excellent plot

- Three bedroom detached
- EPC C

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this fully refitted and refurbished three bedroom detached family home offering spacious and versatile accommodation with great entertaining ground floor space. Reception Hall. Cloakroom/w.c. Lounge. Dining Kitchen. Utility Room. Additional Utility/office space. Integral Garage. Three Bedrooms. Family Bathroom. Block paved driveway affording off-road parking for a number of vehicles. Gated access to private & enclosed rear Gardens. View Quickly! 'Energy Rating C'

Reception Hall Ceiling light point. Central heating radiator. Smoke alarm. Coving to ceiling. Tiled floor covering. Doors radiate to cloakroom/w.c and lounge. Stairs rise to the first floor landing.

Guest Cloaks Front facing UPVC double glazed window. Ceiling light point. Chrome ladder effect towel radiator. Fully tiled with oversized brick effect tiling. Continuation of the tiled floor covering from the reception hall. White suite comprising w.c. and corner wash hand basin set into vanity. Fuse board.

Lounge Front facing bow window. Ceiling light point. TV aerial point. Central heating radiator. Coving to ceiling. Square arch leads through to the:

Dining Kitchen Rear facing UPVC double glazed window. Two feature double glazed windows. Nine ceiling spotlights. Ceiling light point. TV aerial point with cabling, internet and Freeview. Central heating radiator. Part tiled. Working surfaces with a range of white gloss base units and wall cupboards. Integrated 'NEFF' double oven with warming drawer beneath. Gas hob with extractor hood over. Rear facing UPVC double glazed doors open out to the gardens. USB charging power points. Tiled floor covering. Archway into the:

Utility Room Rear facing UPVC double glazed window. Ceiling light point. Central heating radiator. Boiler. Continuation of the work surfaces from the kitchen with white gloss base units and wall cupboards. Breakfast bar. Additional 'Franke' stainless steel sink and drainer with water filter fitted in cupboard beneath the sink. Continuation of the tiled floor covering. Integrated washing machine. Integrated dishwasher. Integrated microwave oven with drawer beneath. UPVC double glazed door opens out to the rear gardens. Arch into:

Additional Utility/Former Office Four ceiling spotlights. Ample power points. Formerly used as our vendors office. Currently additional storage for fridge freezer and cloaks area. Wood effect laminate floor covering. Integral door to garage space.

First Floor Landing Side facing UPVC double glazed window giving light to the landing area. Ceiling light point. Doors radiate to bedrooms and bathroom. Airing cupboard with shelving. Loft access with drop down ladder.

Bedroom One Rear facing UPVC double glazed window. Ceiling light point. TV aerial point. Central heating radiator. Full wall width of built-in wardrobes. A double bedroom.

Bedroom Two Front facing UPVC double glazed window. Ceiling light point. Central heating radiator. TV aerial point. A further double bedroom.

Bedroom Three Front facing UPVC double glazed window. Ceiling light point. Central heating radiator. Telephone point. Built-in wardrobe.

Bathroom Rear facing UPVC double glazed window. Four ceiling spotlights. Chrome ladder effect towel radiator. Fully tiled with oversized brick effect tiling. White suite comprising w.c. and wash hand basin both set into vanity unit. Bath with shower over. Tiled floor covering.

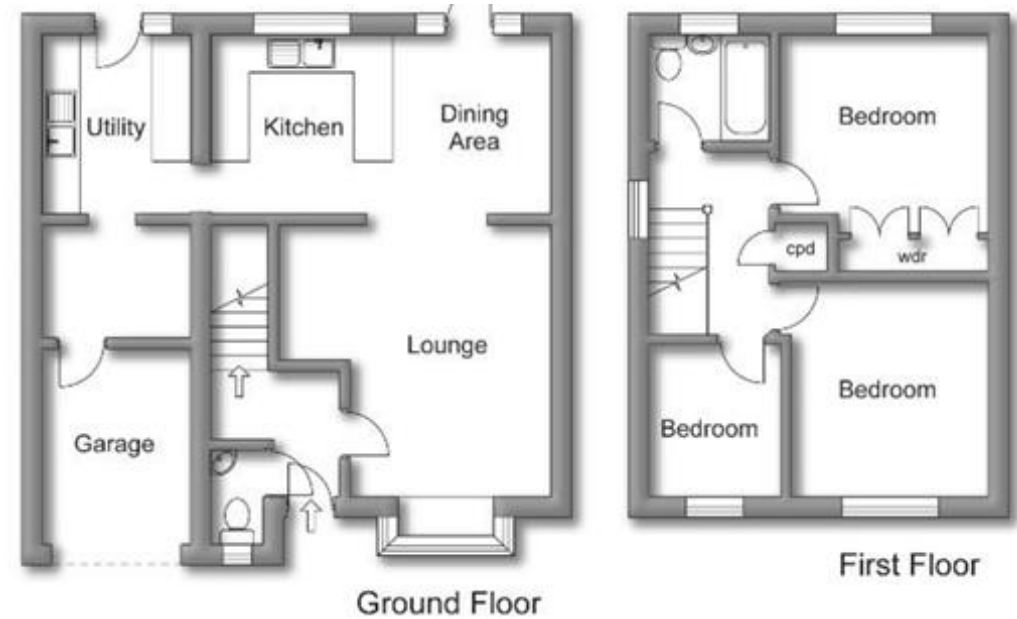
Fore Garden The property sits well back from the kerbside behind a block paved driveway affording off-road parking for a number of vehicles. Additional gravelled areas. Established borders. Gated access leads to the:

Rear Garden For ease of maintenance the rear garden has been fully block paved. Steps ascend to a large bespoke built shed offering covered and open alfresco dining area. External power points to the dining area and shed. Additional external power point to the top tier. External tap. External lighting. Pull out awning over the kitchen doorway which comes out across the patio. Access to both sides of the property - one gated and one fenced.



Room Details

| | |
|----------------------------------|--|
| Lounge | 14'4" x 14'1" (4.37m x 4.29m) |
| Dining Kitchen | 17'6" x 9'5" (5.33m x 2.87m) |
| Utility Room | 9'4" x 7'6" (2.84m x 2.29m) |
| Additional Utility/Former Office | |
| Bedroom One | 10'10" x 10'7" (2.54m x 3.23m) excluding wardrobes |
| Bedroom Two | 10'2" x 11'0" (3.10m x 3.35m) |
| Bedroom Three | 8'4" x 7'0" (2.54m x 2.13m) |
| Bathroom | 6'4" x 5'5" (1.93m x 1.65m) |



| Environmental Impact (CO ₂) Rating | | Energy Efficiency 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> | 71 | 86 | <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> |
| 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.

