



For Sale: £TBC- Freehold

Chester Road North, Kidderminster, DY10

- Turn key property
- En-suite, bathroom and cloakroom

- Four bedrooms
- Driveway and garage

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this spacious four bedroom detached property, situated in popular and convenient private cul de sac location. The property is located on the outskirts of Kidderminster with excellent access to major road links. Accommodation comprises: Entrance hall, lounge, dining kitchen, utility, and guest cloaks. Four bedrooms upstairs with master en-suite and family bathroom. Enclosed courtyard garden to the rear elevation with side gated access to the front elevation. Driveway and garage to the front. The property benefits from UPVC double glazing and gas fired central heating throughout. No upward chain. EPC = C

**Entrance Hallway** Doors to living room, kitchen diner, guest cloaks and under stairs cupboard which has a light and the alarm control panel. Stairs rise to the first floor. Recessed ceiling spot lights, gas central heating radiator and temperature control thermostat.

**Living Room** UPVC walk in bay window to the front elevation, electric feature fireplace, two ceiling light points and gas central heating radiator.

**Dining Kitchen** Dual aspect with UPVC double glazed windows to the rear and side elevations. UPVC French doors to the rear garden and an internal door to the utility room. Fully fitted kitchen with a range of wall and base units with complimentary granite worksurfaces with inset 1.5 bowl sink. Built in Neff oven, 4-ring gas hob with extractor hood over. Built in dishwasher and two fridges. Recessed ceiling spot lights and two gas centrally heated radiators.

**Utility Room** UPVC window and door to the rear elevation, wall and base units with complimentary worksurface over and inset sink with mixer tap. Plumbing and space for a washing machine and tumble dryer. Ceiling light point and gas central heating radiator. Central heating and hot water control unit.

**Guest Cloaks** White suite comprising of low-level WV and vanity wash hand basin. UPVC window to the front elevation, ceiling light point and gas central heating radiator.

**First Floor Landing** Doors to all bedrooms, family bathroom and airing cupboard which houses the Megaflo hot water cylinder. Ceiling light point and loft access hatch.

**Bedroom One** UPVC double glazed window to the front elevation, built in wardrobes, door to ensuite, ceiling light point and gas central heating radiator.

**En-suite** Suite comprising of shower enclosure with mains shower. closed coupled WC and vanity wash hand basin. UPVC double glazed window to the front elevation, electric mirror with Bluetooth, ceiling spot lights, extractor fan and gas centrally heated towel rail.

**Bedroom Two** UPVC double glazed window to the rear elevation, ceiling light point and gas centrally heated radiator.

**Bedroom Three** Dual aspect with UPVC double glazed windows to the side and rear elevations, ceiling light point and gas centrally heated radiator.

**Bedroom Four** UPVC double glazed window to the rear elevation, ceiling light point and gas centrally heated radiator.

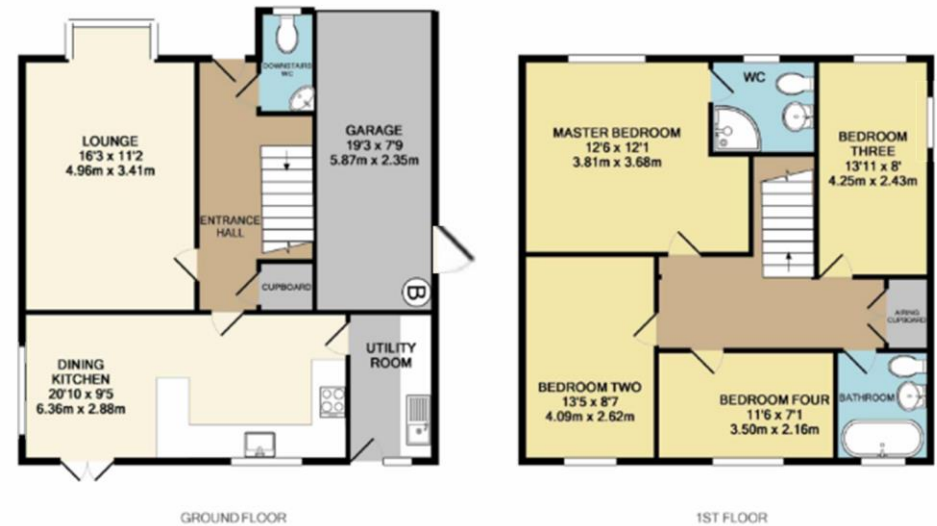
**Family Bathroom** White suite comprising of panelled bath with shower over, closed coupled WC and vanity wash hand basin. UPVC double glazed window to the rear elevation, ceiling light point and gas centrally heated towel rail.

**Garage** Hormann electric roller door to the front elevation, personnel door to the side elevation. Wall mounted central heating boiler, fuse board and ceiling light point.



# Room Details

Living Room	5.89m x 3.41m (19'4" x 11'2")
Dining Kitchen	5.89m x 3.41m (19'4" x 11'2")
Utility Room	3.09m x 1.69m (10'2" x 5'7")
Guest Cloaks	1.81m x 0.91m (5'11" x 2'12")
Bedroom One	3.99m x 3.80m (13'1" x 12'6") Exl. wardrobes
En-suite	1.86m x 1.86m (6'1" x 6'1")
Bedroom Two	4.24m x 2.42m (13'11" x 7'11")
Bedroom Three	13'5" x 8'7" (4.09m x 2.62m)
Bedroom Four	11'6" x 7'1" (3.51m x 2.16m)
Family Bathroom	2.14m x 1.75m (7'0" x 5'9")
Garage	19'3" x 7'9" (5.87m x 2.36m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales EU Directive 2002/91/EC			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

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