



For Sale: £145,000 Freehold
Linnet Rise, Kidderminster, DY10

- Kitchen area
- Double bedroom
- Lounge area
- Parking and private garden

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to offer for sale this ideal 1 bedroom mid terrace property located on the popular Spennells development in Kidderminster, being conveniently located to local amenities, transport links and Spennells Valley local nature reserve. The property comprises open plan lounge kitchen with door to private, low maintenance garden, upstairs there is a double bedroom with bathroom en-suite. Allocated parking for one vehicle. No upwards chain and vacant possession. EPC C

Lounge Kitchen

Kitchen area if fitted with a range of base units with inset sink with drainer and built in oven and hob. Space for appliances. UPVC windows to the front and rear elevations, UPVC door to the rear garden. Two ceiling light points. Cloaks cupboard with fuse board. Gas central heating radiator and stairs rise to the first floor.

Bedroom

UPVC windows to the front and rear elevations, ceiling light points, gas central heating radiator and cupboard which houses the Gas Combination Boiler. Door to bathroom.

Bathroom

White suite comprising panelled bath with shower over, wash hand basin and low-level WC. UPVC window to the rear elevation, ceiling light point and gas central heating radiator. Tiled splashbacks.

Externally

Patio area to the front and low-maintenance garden to the rear with fenced boundaries and rear access gate. Allocated parking space.



Room Details

Lounge Kitchen 13'10" x 16'4" (4.22m x 4.98m)

Bedroom 17'0" x 13'10" (5.18m x 4.22m)

Bathroom 7'10" x 4'10" (2.39m x 1.47m)



Environmental Impact (CO ₂) Rating	
	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>72</p> <p>93</p>
<p>England, Scotland & Wales EU Directive 2002/91/EC </p>	

Energy Efficiency Rating	
	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>72</p> <p>93</p>
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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.

