



For Sale: £TBC - Freehold
Walker Drive, Kidderminster, DY10

- No Upwards Chain
- Three Bedroom
- Refurbished
- Near open fields

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three bedroom end terraced property which has been recently refurbished to the market. The property benefits from entrance hallway, inner hallway, lounge diner, new kitchen, three bedrooms, new bathroom, enclosed rear garden, driveway and garage. Fully centrally heated and double glazed. Offered with no upwards chain and vacant possession. EPC and floorplan ordered.

Entrance Hallway	Door to inner hallway and personnel door to garage. UPVC window to the side elevation. Ceiling light point.	Bedroom Two	UPVC window to the rear elevation, gas central heating radiator and ceiling light point.
Inner Hallway	Doors to lounge diner and kitchen. Stairs rise to the first floor landing. Ceiling light point and gas central heating radiator.	Bedroom Three	UPVC window to the rear elevation, gas central heating radiator and ceiling light point.
Lounge Diner	UPVC window to the front elevation and UPVC French doors to the rear garden, two ceiling light points and two gas central heating radiators.	Bathroom	Newly fitted bathroom suite to comprise panelled bath with mains shower over, vanity wash hand basin and low level WC. Airing cupboard houses the Worcester combination boiler. UPVC window to the side elevation, ceiling spot lights and gas centrally heated towel rail.
Kitchen	Newly fitted kitchen to comprise of wall and base units with complimentary worksurfaces over and breakfast bar. Inset stainless steel sink with drainer and mixer tap. Built in induction hob with extraction hood over and electric oven. Space for white goods. UPVC window and door to the rear elevation.	Garage	UPVC window and UPVC door to garden. Up and over door to the front elevation. Personnel door to entrance hallway. Ceiling strip light point. Utility meters.
Landing	Doors to three bedrooms and bathroom. UPVC window to the side elevation and loft access hatch.	Garden	New fence boundary with rear access gate, lawned area, raised bed and patio. Garden shed.
Bedroom One	UPVC window to the front elevation, gas central heating radiator and ceiling light point.		



Room Details

Entrance Hallway

Inner Hallway

Lounge Diner 6.88m x 3.52m (22'7" x 11'7")

Kitchen 2.50m x 3.32m (8'2" x 10'11")

Landing

Bedroom One 3.51m x 3.43m (11'6" x 11'3")

Bedroom Two 3.15m x 3.03m (10'4" x 9'11")

Bedroom Three 3.17m x 2.33m (10'5" x 7'8")

Bathroom 1.93m x 1.98m (6'4" x 6'6")

Garage 6.63m x 5.26m (21'9" x 17'3")

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

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

