



Imperial Avenue, Kidderminster
Offers in The Region of £400,000

Features:

- A stunning, refurbished, detached bungalow
- Four bedrooms
- Substantial Kitchen & Diner
- Ground floor bathroom
- Ensuite to loft conversion, off master
- Store, garage, parking, courtyard
- Substantial mature rear garden
- EPC - D. No onward chain.

Description:

A truly stunning, four bedroom detached bungalow, with new loft conversion. The property has been refurbished to a particularly high standard and is ready to move into. Careful consideration has been made to the alteration of this flexible home, where attention to detail is paramount throughout. The internal specifications are as follows: Striking entrance hallway maintaining its character, with inset lighting to ceilings, stairs to the loft conversion and doors to following rooms. Most impressive dining/kitchen, featuring an induction electric hob to work surface, inset sink, built-in oven and microwave, fridge/freezer, larder unit, dishwasher and plumbing for a washing machine beneath the large breakfast bar, having over head matching light shades to a row of pendants above. A modern lobby has been added at the far end following on to a ground floor w.c. and exit door. French doors to the side open to a sun trap breakfast patio, with brick built external store and access to the rear of the garage. Steps to the side of the kitchen lead down to a cellar, which has painted walls, central heating radiator and pvc windows over the stairs, this would make an ideal office or storage room. Most of the rest of the ground floor rooms have flexible use, so further reception space could occupy these rooms, however the rear one is labelled as a lounge as it has the largest dimensions and features a half circular bay window fitted with a window seat, there is also a side door leading onto a weather canopy. The stairs rise to the loft conversion, comprising a light and airy master bedroom, having roof windows plus a side window, storage alcoves beneath the eaves and access to a delightful en-suite shower room. Outside: There is parking in front of the larger than average single garage, the front garden is contained by painted fences, hedging and a low gate leading round to the front entrance. The rear garden will not fail to impress, it has been lovingly cleared to retain its mature shrubs and trees, decorative borders and paving surrounding the main lawn. There is also a green house and side gate leading to the front. Other benefits include: Replaced combination boiler and radiators and new double glazing.



Details:

Entrance Hallway

Bedroom 2

15' 1" into bay x 11' 11" (4.59m x 3.63m)

Bedroom 4

13' 11" max w x 11' 11" (4.24m x 3.63m)

House bathroom

7' 10" x 6' 10" (2.39m x 2.08m)

Dining Kitchen

15' 7" min d x 11' 11" (4.75m x 3.63m)

Open lobby leading to additional w.c. and exit door

Bedroom 3

11' 11" into bay x 11' 10" (3.63m x 3.60m)

Lounge

16' 5" into bay with window seat x 12' 8" (5.00m x 3.86m)

Stairs rise from the main hallway to a small landing leading to the loft conversion

Master Bedroom to roof space

21' 11" max w plus eaves space to left x 13' 6" max d (6.68m x 4.11m)

Ensuite shower room

8' 0" x 5' 2" plus shower enclosure (2.44m x 1.57m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



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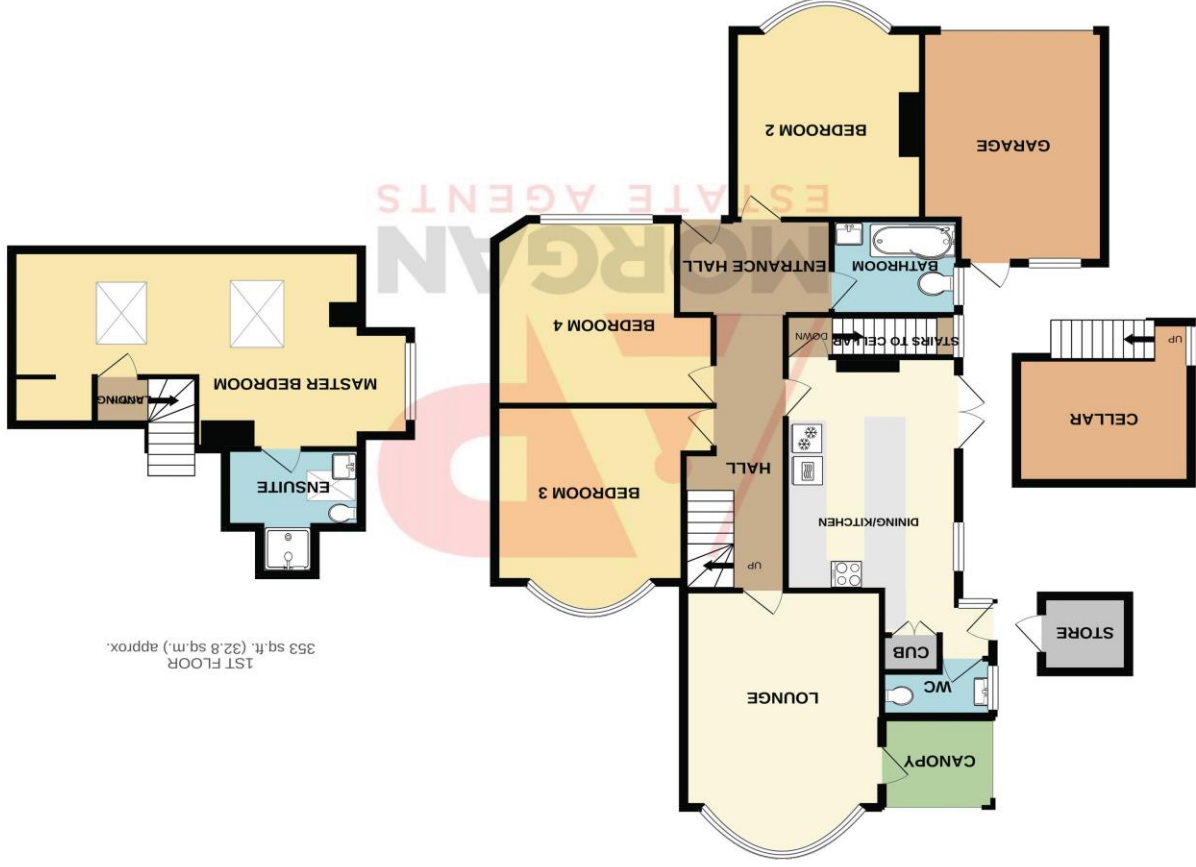
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GROUND FLOOR
1462 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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