



**Reservoir Road, Kidderminster**  
Offers in the Region Of £350,000



**Features:**

- Period style character property
- 3 double bedrooms
- 3 reception rooms
- Extensive kitchen/diner
- Large modern bathroom, cloaks/W.C.
- 28ft attached garage
- Gated frontage & multiple parking
- EPC rating - F

**Description:**

A fine example of a three bedroom, three reception, period style property of fine character, set in an enviable position behind double gates. The interior layout is as follows: Initial vestibule entrance. Stunning L shaped hallway with well preserved decorative tiling to floor. Spacious cloaks/w.c. Main lounge, bay windowed to front, and featuring an open fireplace to chimney breast. Reception two, used as a dining room, being dual aspect, also with bay window and a coal effect fire to surround. Reception room three to side, with oak effect floor and chimney recess. Vast kitchen/diner, fitted out with units, having inset sink, electric hob, double oven, door to dishwasher and fitted washing machine, sliding patio doors open to a private courtyard that leads to the rear of the garage. The first floor has a striking landing leading to the arch window at the front. The master bedroom is dual aspect and offers a spacious walk-in wardrobe, being next to the bathroom, may offer scope for an en-suite facility. The two further generous bedrooms, both have fireplaces. A small study sits to side which could make a nursery. The surprising family bathroom is larger than average, with appealing wall tiling, modern walk-in shower, a whirl pool bath, sink and w.c. The rear garden is something of an orchard, having fruit and walnut trees dotted across the lawn. The attached garage of some 28ft in length has double doors to front leading out to the substantial sweeping driveway fronted by a lawn. There is gas central heating to most rooms, and well preserved original leaded light windows to most elevations.





**Details:**

**Porch**

**Hall**

**W.C.**

**Lounge**

14' 0" x 11' 3" (4.26m x 3.43m)

**Reception 2**

13' 2" x 12' 1" min (4.01m x 3.68m)

**Reception 3**

13' 4" x 8' 11" (4.06m x 2.72m)

**Kitchen/Diner**

15' 7" x 15' 3" (4.75m x 4.64m)

**Stairs rise to first floor**

**Master Bedroom**

15' 7" max x 10' 8" min (4.75m x 3.25m)

**Walk-in-Wardrobe**

0' 0" x 0' 0" (0.00m x 0.00m)

**Bedroom 2**

14' 0" x 11' 4" (4.26m x 3.45m)

**EPC Rating:** F

**Council Tax Band:** E (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 01527 910 300.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
1321 sq. ft. (122.7 sq.m.) approx.

1ST FLOOR  
841 sq. ft. (78.2 sq.m.) approx.

TOTAL FLOOR AREA : 2163 sq.ft. (200.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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