



**Holly Court, Kidderminster**  
Offers in Excess of £200,000



**Features:**

- Canal side, modern town house
- Three bedrooms
- Lounge and dining room
- Breakfast Kitchen
- Ground floor w.c.
- Bathroom, plus ensuite
- Garage with parking
- Epc rating c

**Description:**

A canal side, three bedroom, mid town house, arranged over three floors, boasting idyllic views from the first floor rooms. The layout is as follows: Entrance hallway, having access to a ground floor w.c. Spacious dining/sitting room, large enough to consider flexible use. Well thought out breakfast kitchen, with built-in oven, electric hob, circular sink, wine rack, plumbing for appliance and double doors leading out to the rear garden. The first floor offers a full width elevated lounge, with Juliette style balcony doors opening to reveal further views towards the River Stour. Bedroom two to front having fitted wardrobe. The second floor landing leads to the master bedroom, with two wardrobes and access to a pleasant en-suite shower room. Double bedroom three also has a wardrobe to the alcove. A family bathroom of good proportion, offers a shower over the bath. The sunny aspect rear garden has seating areas and gate to the court, which gives access to the garage placed beneath a coach house some feet from the property. The front garden has a shady seating area before entering the property. Access to the canal is to steps a little way from the front, where it is possible to walk into town by use of the tow path. Close to the property is Spring field play park with a foot path leading through woods towards a lake. An express store is placed a short distance from the development as well as primary schooling. Kidderminster town centre has an excellent range of amenities including a full range of shops, some parks, bars and restaurants, a leisure centre and college. Further afield attractions are Bewdley, the Safari Park, several Arboretums and the Severn Valley railway.





**Details:**

**Entrance Hallway with access to w.c.**

**Breakfast Kitchen**

14' 8" x 8' 8" (4.47m x 2.64m)

**Dining/Sitting Room**

16' 4" x 8' 3" (4.97m x 2.51m)

**First floor Lounge**

14' 9" x 12' 9" max d (4.49m x 3.88m)

**Bedroom 2**

12' 5" x 8' 5" (3.78m x 2.56m)

**Stairs to second floor**

**Master Bedroom with ensuite shower room**

12' 10" x 8' 11" (3.91m x 2.72m)

**Bedroom 3**

10' 4" x min d 8' 5" (3.15m x 2.56m)

**Family Bathroom**

8' 3" x 6' 3" (2.51m x 1.90m)

**Garage (beneath coach house to side)**

16' 0" x 8' 4" (4.87m x 2.54m)

**EPC Rating:** C

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

**Tenure:** (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.morganfs.co.uk](http://www.morganfs.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.

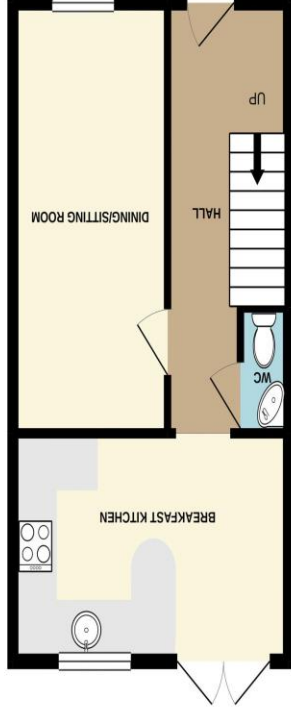
### Need a solicitor?

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.

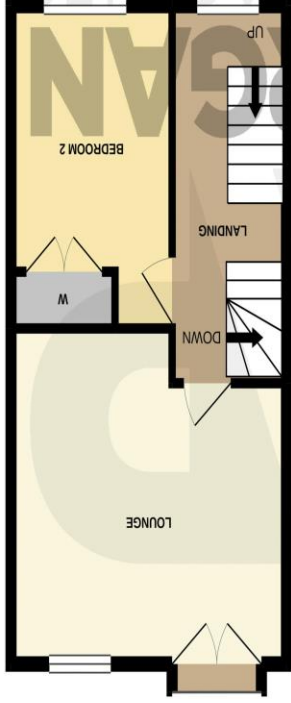
### Need a removal company and storage?

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.

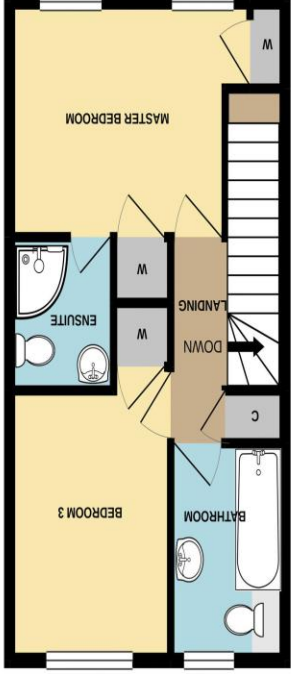
GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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