



Woodward Road, Kidderminster
Offers in the Region Of £200,000

Features:

- Semi detached house
- Three bedrooms
- Lounge with log burner
- Modern kitchen
- Shower room
- Garden and conservatory
- Gated parking with storage sheds
- EPC - TBC

Description:

This deceptively spacious three bedroom family home, located in Kidderminster.

The property in brief: Entrance hall with storage, leading to the lounge which has a log burner with fully fire retardant surround. Following on is the modern kitchen, which has Corian work surfaces, an integrated fridge/freezer, microwave, dishwasher and washing machine as well as space for a range cooker. Lying open to the kitchen is the generous conservatory, which can also be used as a dining space. To the conservatory is also a breakfast bar and wine fridge, as well as French doors to the rear garden.

Upstairs: Bedroom one benefits from a range of fitted wardrobes, overhead storage and drawers. There is a double bedroom two and a further well sized bedroom three. The shower room is modern and has a walk-in shower cubicle.

Other benefits of this property include: Interior alarm and having recently been fully rendered on the outside.

Outside: To the rear is a landscaped garden with a lawn leading to a pergola seating area. To the side is a patio space, ideal for a small allotment or similar. There is an archway with steps leading to the gated parking, which benefits from two large sheds. To the front is a well-maintained gated garden, with steps leading to the property.

This property is ideally situated for families due to its close proximity to local schooling, and to Brinton Park. There are shops and amenities to hand, with further shops being accessed in Kidderminster. There are commuting routes to Worcester, Stourport-on-Severn and Bewdley.



Details:

Entrance Hall

Lounge

14' 9" x 11' 8" (4.49m x 3.55m)

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)

Conservatory

8' 5" x 20' 8" (2.56m x 6.29m)

Bedroom One

9' 8" x 12' 0" (2.94m x 3.65m)

Bedroom Two

10' 2" x 8' 4" (3.10m x 2.54m)

Bedroom Three

7' 6" x 11' 8" (2.28m x 3.55m)

Shower Room

8' 4" x 4' 4" (2.54m x 1.32m)

EPC Rating:

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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 0121 809 9809, or visit their website for more information: 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.

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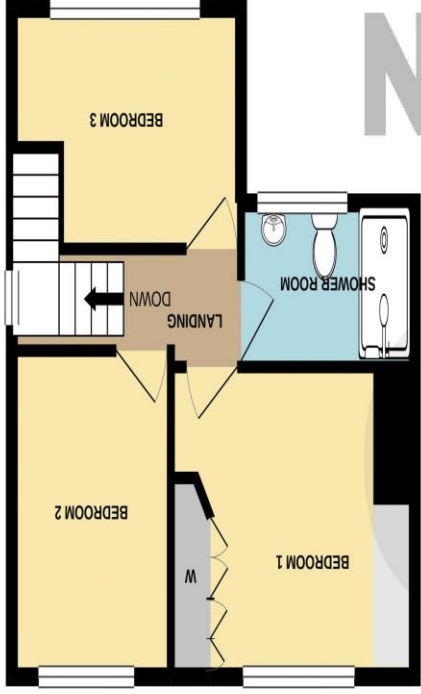
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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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