



The Lea, Kidderminster DY11 6JY

welcome to

The Lea, Kidderminster

- FIVE BEDROOM DETACHED EXECUTIVE FAMILY HOME
- BEAUTIFUL COUNTRYSIDE VIEWS TO FRONTAGE OVERLOOKING BEWDLEY
- SITUATED ON A PRIVATE DRIVE IN A HIGHLY SOUGHT AFTER LOCATION
- LARGE DRIVEWAY AND DOUBLE GARAGE
- MULTIPLE RECEPTION ROOMS FOR VERSATILE LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers over

£600,000

view this property online shipways.co.uk/Property/KMS116004



Property Ref:

KMS116004 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Approach

Lawned foregarden, well established shrubs, driveway leading to double garage, path to entrance door and side gate to rear garden.

Entrance Hallway

Ceiling light, coving to ceiling, gas central heating radiator, door to various rooms and stairs to first floor landing.

Cloakroom/Wc

Double glazed window to front aspect, ceiling light, part-tiled splashbacks, WC, wash hand basin and gas central heating radiator.

Lounge

Two double glazed windows to side aspect, double glazed bay window to front aspect with countryside views, coving to ceiling, two ceiling lights, open fireplace and two gas central heating radiators.

Dining Room

Ceiling light, coving to ceiling, gas central heating radiator and double glazed French doors to leading to the conservatory.

Snug

Ceiling light and opening to conservatory.

Conservatory

Double glazed windows surround, two gas central heating radiators and double glazed double doors to side aspect leading to rear garden.

Kitchen/breakfast room

Double glazed window to rear aspect, two ceiling lights, range of wall, drawer and base units, Quartz worktops over, sink, integrated wine cooler and dishwasher, rangemaster cooker, island with breakfast bar, gas central heating radiator, door to utility room and double glazed door to rear aspect leading to rear aspect.

Utility Room

Ceiling light, coving to ceiling, range of wall, drawer and base units, worktops, access to boarded loft via hatch with lighting, door to garage and double glazed door to side aspect leading to rear garden.

Landing

Double glazed window to front aspect with countryside views, ceiling light, coving to ceiling, access to loft via hatch, gas central heating radiator and doors to bedrooms and bathroom.

Bedroom One

Double glazed French doors to front aspect leading to Juliette balcony with countryside views, ceiling light, coving to ceiling, gas central heating radiator and door to en-suite.

En-Suite

Double glazed window to side aspect, spotlights, WC, wash hand basin, tiled floor to ceiling, walk-in shower and chrome heated towel rail.

Bedroom Two

Double glazed window to rear aspect, ceiling light, two fitted wardrobes and gas central heating radiator.

Bedroom Three

Double glazed window to rear aspect, ceiling light, fitted wardrobe and gas central heating radiator.

Bedroom Four

Double glazed window to front aspect with countryside views, ceiling light, coving to ceiling, built-in wardrobe and gas central heating radiator.

Bedroom Five

Double glazed window to rear aspect, ceiling light and gas central heating radiator.

Family Bathroom

Double glazed window to side aspect, spotlights, part-tiled splashbacks, WC, wash hand basin, built-in airing cupboard, walk-in shower cubicle and chrome heated towel rail.

Double Garage

Double glazed window to side aspect, worktops, plumbing for washing machine, and two electric roller shutter doors to frontage.

Rear Garden

Fence enclosed boundaries, lawn, patio, well established shrubs, decked area with a summerhouse and side gate to frontage.

Agent Note

The council tax band is G.

There is a service charge of £150 payable every 6 months to Court Lea management Ltd.



01562 829900



kidderminster@shipways.co.uk



4 Carlton House, Marlborough Street,
KIDDERMINSTER, Worcestershire, DY10 1AY



shipways.co.uk