



Connells

Kendlewood Road
Kidderminster

Kendlewood Road Kidderminster DY10 2XQ

for sale offers over
£250,000



Property Description

Fantastic family home, boasting incredible living space and storage solutions throughout! Located ideally for commuting, with routes including the A451 and A449 on the doorstep, public transport links running regularly nearby. Just a stone's throw away, you can find scenic walking routes around Podmore Pool, Broadwaters Mill Park and Hurcott Woods and Pool. On approach, a driveway to the front provides off-road parking and garage access. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a spacious lounge/diner and a fitted kitchen. To the first floor, you will find three good sized bedrooms and a shower room. Gas central heating and double glazing. Externally, Kendlewood Road benefits from an enclosed tiered garden space offering patio and lawn areas.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Elevation

Block paved driveway to the front providing off-road parking and garage access, a neat lawn with a low wall boundary and steps up to the front door.

Entrance Hall

Welcoming hallway offering built-in storage,

laminate flooring, ceiling light point, a radiator and stairs up to the first floor.

Lounge / Diner

Spacious living area boasting fitted carpet, ceiling and wall lighting, two radiators, a double glazed window to the front and sliding doors to the rear opening out to the garden.

Kitchen

Fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, space for a cooker, fridge freezer, washing machine, tumble dryer and dishwasher. Laminate flooring, partially tiled walls, ceiling light point and a double glazed window and door to the rear.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, a ceiling light point, a radiator and a double glazed window to the side.

Bedroom One

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the front.

Bedroom Two

Double bedroom offering fitted carpet, ceiling light point, a radiator and a double glazed window to the rear.

Bedroom Three

Offering laminate flooring, ceiling light point, a radiator and a double glazed window to the front.

Shower Room

Comprising a wash hand basin, WC and a walk-in shower cubicle. Laminate flooring, partially tiled walls, ceiling light point, a chrome heated towel rail and a double glazed frosted window to the rear.

Outside

Rear Garden

Enclosed rear garden offering tiered levels of patio and lawn areas.

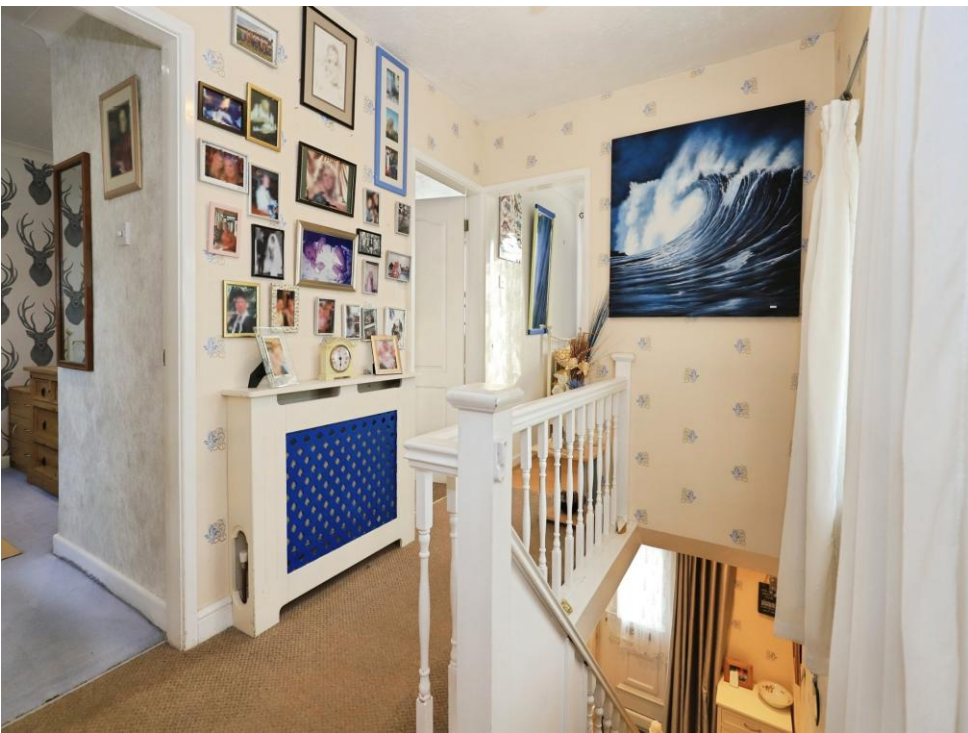
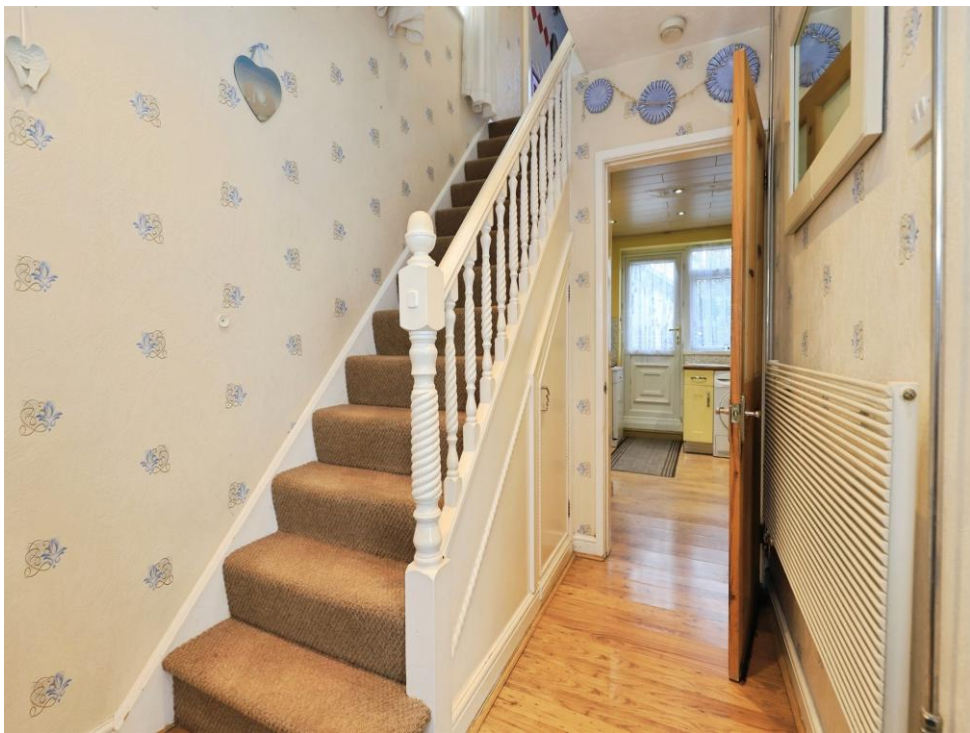
Garage

Accessed via a roller door to the front and a pedestrian door to the side. Open-plan to the workshop at the rear.

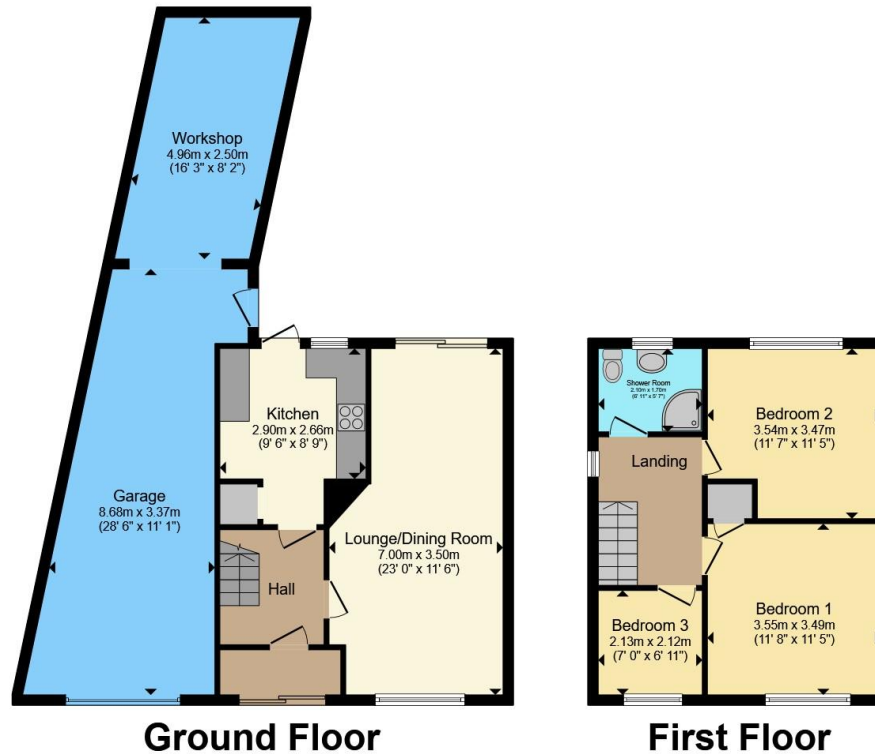
Workshop

Situated at the rear of the garage with power and lighting, and a pedestrian door to the side.









Total floor area 123.3 m² (1,327 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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Property Ref: KMR311781 - 0003