

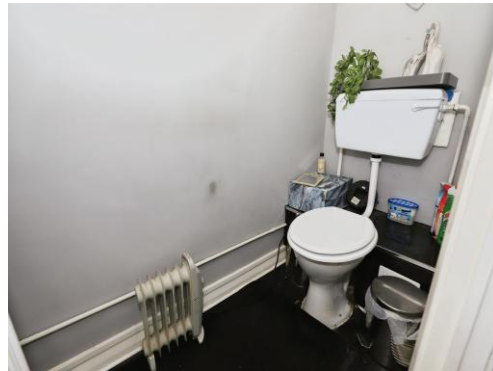


Connells

Highley Close
Kiddersminster

Highley Close Kidderminster DY11 7NZ

for sale offers over
£190,000



Property Description

Three bedroom semi-detached property situated in a cul-de-sac location in Kidderminster. Local amenities including schooling: Birchen Coppice Primary Academy and Squirrels Nursery and Woodbury Play Park all within walking distance. The property comprises of a lounge, dining room, kitchen, three bedrooms and a family bathroom. Front driveway and garden, and an enclosed rear garden.

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

Driveway to the front providing off-road parking and a garden area.

Entrance Porch / Hall

Spacious porch and entrance hall offering built-in storage cupboards, fitted carpet two ceiling light points, panelled radiator and stairs up to the first floor. Double glazed windows to the front and side.

Wc

Ground floor WC with vinyl flooring, ceiling light point and a double glazed frosted

window to the front.

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Offering an electric fireplace with surround, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

Dining Room

9' 3" x 9' 2" (2.82m x 2.79m)

Offering fitted carpet, ceiling light point, panelled radiator and double glazed sliding doors into the conservatory.

Lean-To

9' 2" x 7' (2.79m x 2.13m)

Double glazed windows to the sides and French doors to the rear opening into the garden.

Kitchen

11' 1" x 9' 4" (3.38m x 2.84m)

Fitted kitchen with wall and base units and ample work surface space. Inset sink and drainer unit, integrated hob with extractor fan above and under counter space for a fridge. Vinyl flooring, ceiling light point and a double glazed window to the rear.

Utility Space

11' 1" x 4' 9" (3.38m x 1.45m)

Additional kitchen space offering a double glazed window and door to the side and ample space for appliances.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and built-in storage.

Bedroom One

10' 11" x 10' 7" (3.33m x 3.23m)

Offering built-in storage, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Bedroom Two

12' 3" x 10' 4" (3.73m x 3.15m)

Offering built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m)

Offering built-in storage, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Shower Room

Comprising a wash hand basin with storage, WC and a walk-in shower with a glass sliding door. UPVC walls, vinyl flooring, ceiling light point and a double glazed frosted window to the front.

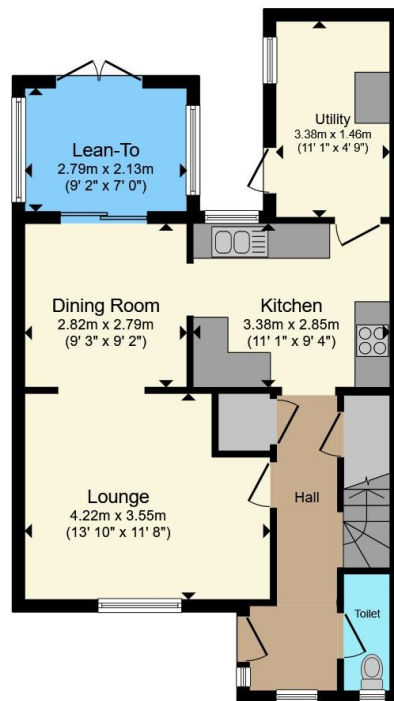
Rear Garden

Low maintenance garden offering patio areas and bedding borders.

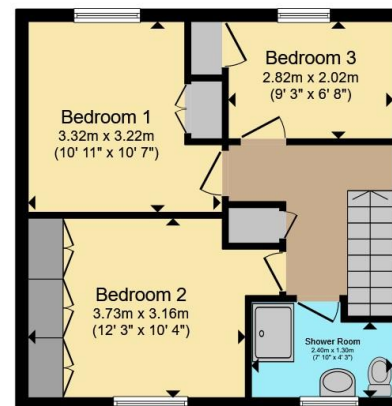








Ground Floor



First Floor

Total floor area 98.2 m² (1,057 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/KMR312503



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