

For Sale

£295,000



Lionfields Road Cookley Kidderminster DY10 3UG

Characterful four-bedroom end of terrace home in sought-after Cookley, featuring an open-plan living/kitchen area, additional reception room and spacious accommodation throughout. Offered with no upward chain.

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Entrance Porch

Door to front elevation, window to side and front, door onto main accommodation

Snug

A versatile space for additional sitting room/office/playroom. Double glazed bay window to the side, ceiling light point, panelled radiator.

Lounge Area

A spacious lounge having a double glazed bay window to the front, panelled radiator, ceiling light point, fitted carpet, and a log burner. Two double glazed doors opening onto rear garden.

Dining Area

Double glazed bay window to the front, panelled radiator and a door to the entrance porch. Stairs up to first floor, ceiling light points and stairs down to the cellar. Sitting alongside kitchen and offers an ideal place to host friends and family.

Kitchen

Fitted kitchen with wall and base units, work surfaces and a fitted belfast sink and drainer unit. Space for appliances and two ceiling light points. Tiled splash-backs, tiled flooring, panelled radiator and a double glazed window to the side with side door access to the Lean-to.

Lean-To

Brick built lean-to with lighting and a double door to the side, door onto ground floor shower room.

Ground Floor Shower Room

Off from the lean to:- Wash hand basin, w/c and shower cubicle. Frosted double glazed window to the side.

First Floor

Landing

Stairs up from dining area onto first floor landing with panelled radiator, ceiling light points and doors off to bedrooms and family bathroom.

Bedroom One

Double glazed bay windows to the front and side, panelled radiator, ceiling light point and ceiling loft access.

Bedroom Two

Double glazed windows to the front and side and built-in storage cupboard. Ceiling loft access, ceiling light point and panelled radiator.



Bedroom Three

Bedroom three offering carpet, ceiling light point, panelled radiator and double glazed window to the front aspect.

Bedroom Four

Bedroom four offering carpet throughout, ceiling light point, panelled radiator and double glazed window to the side aspect.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower over and glazed shower screen, low-level WC and wash hand basin. Complemented by tiled walls and flooring, with ceiling light point, frosted double glazed window to the rear and extractor fan.

Outside

Rear Garden

Fully enclosed garden with a paved patio to the rear and grass beyond with a double gate leading to the road.

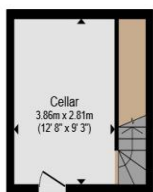
Cellar

Housing the central heating boiler, power and lighting, space for additional storage. Door leading outside with step up to side of the property

Agents Notes

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.

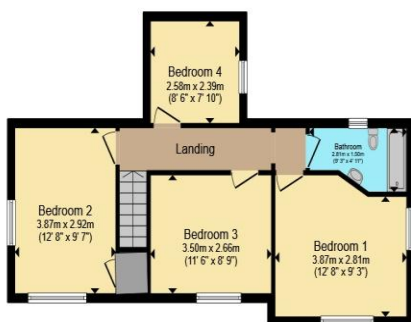




Cellar



Ground Floor



First Floor

Total floor area 134.8 m² (1,451 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

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To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
 KIDDERMINSTER DY10 1ED

Property Ref: KMR313352 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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