



Connells

Aleva House Neville Avenue
Kidderminster

Aleva House Neville Avenue Kidderminster DY11 7AL

For Sale guide price
£260,000



Property Description

Occupying an attractive position on the ever-popular Neville Avenue, Kidderminster, this charming double-fronted detached home offers spacious and versatile accommodation, ideal for growing families and those seeking a popular residential location.

To the front, the property enjoys excellent kerb appeal with a low-maintenance garden laid with artificial turf, alongside a driveway providing off-road parking and leading to the garage.

Stepping inside, a welcoming entrance hall creates an inviting first impression. To the left is the generous lounge, offering a comfortable space to relax and entertain, whilst to the right, the kitchen provides ample storage and workspace for day-to-day family living. Situated to the rear of the property, an additional sitting room offers valuable extra living space and could be utilised as a family room, playroom, home office, or snug, depending on individual requirements. A convenient ground-floor W.C. completes the ground floor. The first floor hosts three well-proportioned bedrooms while these rooms are served by a family bathroom.

Externally, the rear garden has been thoughtfully designed for ease of maintenance, featuring artificial turf, attractive flower borders, and plenty of space for outdoor seating.

Neville Avenue is a highly desirable location, offering excellent access to a range of local amenities, well-regarded schools, supermarkets, parks, and leisure facilities. The town centre and railway station are within easy reach.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to

lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set back from the roadside, gate opening onto low maintenance front garden; mainly laid with artificial turf, block paved foot path leading to main accommodation, driveway to side sitting in front of garage.

Entrance Hallway

Door to front elevation, stairs rising to first floor, under stair storage, doors onto lounge, kitchen and ground floor W/C, fitted carpet, panelled radiator, ceiling light point.

Lounge

Spacious lounge having double glazed patio door to rear, double glazed window to front, wood effect floor, wall lights.

Kitchen

A modern kitchen offering ample space having a range of wall and base units, inset sink and drainer with mixer tap, space for gas cooker with cooker hood above, space for white goods to include fridge/ freezer and washing machine, tiled floor, panelled radiator, ceiling light point, double glazed window to front, doors onto conservatory.

Conservatory

An additional large hosting space, having flexibility depending on your needs, Having double glazed window and door to rear, fitted carpet, ceiling light point.

Ground Floor W/C

Low flush W/C, wash hand basin, panelled radiator, ceiling light point, frosted double glazed window to front.

First Floor Landing

Double glazed window to front, loft access, storage cupboard, fitted carpet, ceiling light point, doors onto three bedrooms and bathroom.

Bedroom One

Double glazed window to front and rear, fitted carpet, fitted wardrobes, panelled radiator, ceiling light point.

Bedroom Two

Double glazed window, fitted carpet, panelled radiator, ceiling light point.

Bedroom Three

Double glazed window, fitted wardrobe, fitted carpet, panelled radiator, ceiling light point.

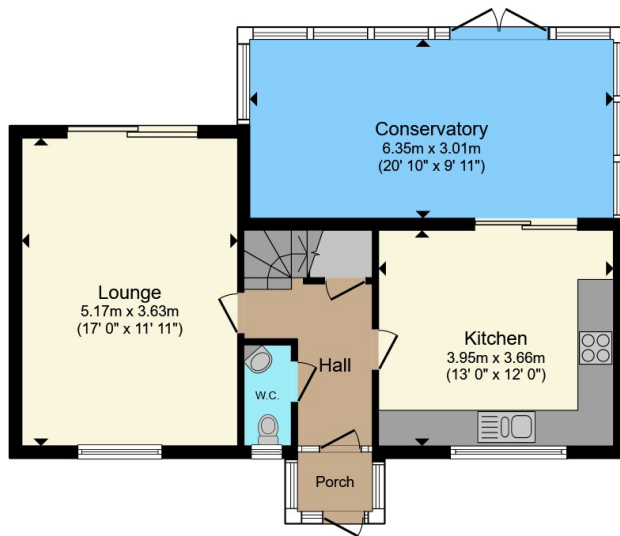
Bathroom

A modern bathroom having panelled bath with shower over and glass shower screen, low flush W/C, wash hand basin, tiled walls and floor, ceiling light point, frosted double glazed window.

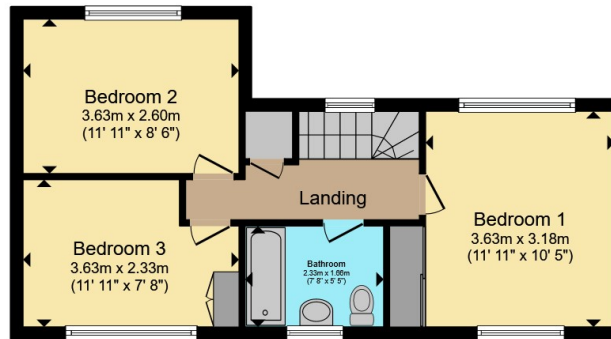
Rear Garden

Low maintenance garden having raised decking; which offers an ideal space for table and chairs, further garden having artificial turf, flower and shrub boarder, access to rear of garage, gate to side.





Ground Floor



First Floor

Total floor area 104.7 m² (1,127 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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28-29 Worcester Street
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EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/KMR313456

Tenure: Freehold



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