

Connells

Caunsall Road
Caunsall KIDDERMINSTER

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Caunsall KIDDERMINSTER DY11 5YB

For Sale offers in the region of
£285,000







Property Description

This beautifully presented modern two-bedroom home is ideally situated on the sought-after Caunsall Road in Kidderminster, offering a perfect blend of contemporary living and practical outdoor space. Recently renovated including a brand-new boiler and full re-wire! Set back from the road, the property benefits from an impressive long driveway providing ample off-road parking for multiple vehicles, alongside a well-maintained front garden.

Inside, the home offers a bright and stylish living environment, including two well-proportioned bedrooms, making it ideal for first-time buyers, small families, or those looking to downsize without compromising on quality.

To the rear, the property boasts a generous private garden and a useful outbuilding providing excellent storage space.

Located within easy reach of local amenities, countryside walks, and transport links, this attractive home combines modern comfort with convenience in a desirable location. This property has the potential to extend subject to planning permission.

Front Elevation

Impressively sized driveway boasting ample space for multiple vehicles and a neatly laid lawn surrounded by a tall hedge boundary.

Entrance Hall

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

Lounge

Bright and airy living space offering laminate flooring, ceiling light point, a radiator and a double-glazed window to the front.

Kitchen / Diner

Modern fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink unit and an integrated oven and hob with extractor fan above. Ample space for dining furniture, built-in storage under the stairs, laminate flooring, two ceiling light points, a radiator, double glazed windows to the rear and side and a door leading out to the garden.

First Floor Landing

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

Bathroom

Modern white suite comprising a wash hand basin, low flush WC and a panelled bathtub with a shower over and a fitted glass screen. Tiled walls and flooring, ceiling light point, a radiator and a double-glazed frosted window to the side.

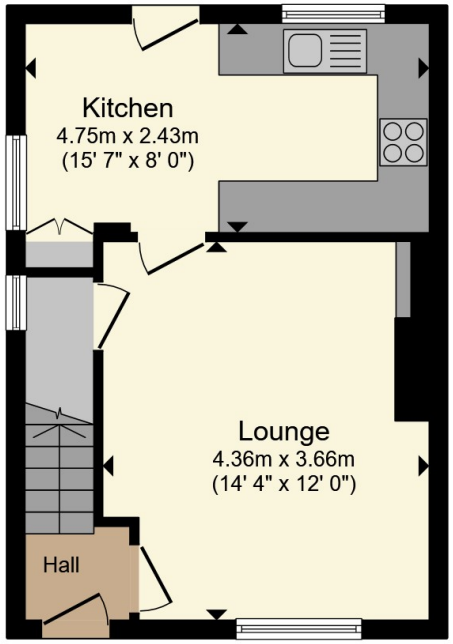
Outside

Rear Garden

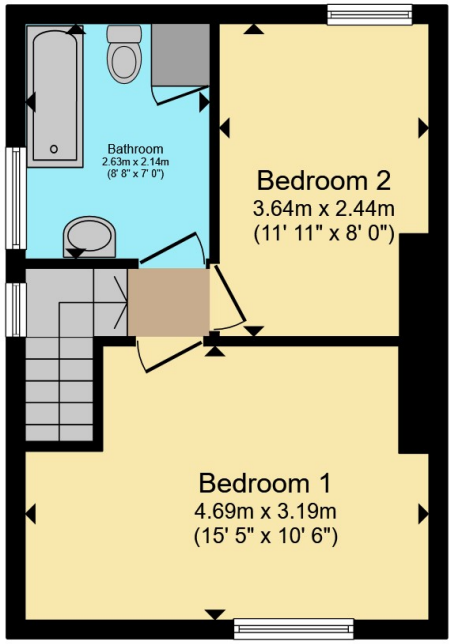
Enclosed garden space offering patio and lawn areas, with established plants and shrubbery, and a brick-built storage building. (The rear garden has recently been re-done since the photographs were taken.)



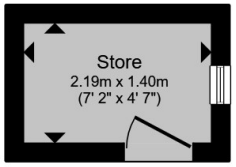




Ground Floor



First Floor



Outbuilding





Total floor area 68.1 m² (733 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: C

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Tenure: Freehold

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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