



For Sale: £370,000. Freehold
Yellowhammer Court,
Kidderminster, DY10 4RR

- 4 Bedrooms
- Study + Utility
- 3 Receptions
- Bathroom + Wet Room

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this deceptive four bedroom, three reception detached property to the market. The property benefits from: driveway, garage, entrance hallway, kitchen, living room, conservatory, dining room (currently used as a snug but could be a fifth bedroom), ground floor wet room, study, utility room, four double first floor bedrooms, family bathroom and enclosed rear garden. EPC and floorplan ordered.

Garage Roller shutter door to the driveway, entrance door to hallway, UPVC windows to the side elevation, additional windows into the kitchen and utility. Three ceiling strip lights, wall mounted heater and utility meters.

Entrance Hallway Doors to living room, snug (could be used as a dining room or a fifth bedroom), kitchen and wet room. Stairs rise to the first floor. Ceiling light point, gas central heating radiator, central heating thermostat and alarm control panel.

Kitchen Fitted with a range of wall and base units with complementary worksurfaces over and inset stainless steel sinks with mixer tap over. Space for an American fridge-freezer and dual fuel range cooker. UPVC window to the front elevation, additional window into garage, recessed ceiling spot light points and plinth heater.

Snug/ Dining Room/ Bedroom 5 Walk in UPVC bay window to the front elevation, ceiling light point and gas central heating radiator.

Wet Room UPVC obscured window to the side elevation, electric shower, low-level WC, vanity sink unit, gas centrally heated towel rail, recessed ceiling spot lights and extractor fan.

Living Room French doors and window to conservatory, feature electric fireplace with mantle and surround, two ceiling light points and gas centrally heated radiator.

Conservatory UPVC windows to three elevations and UPVC door to rear garden, internal door to study. Wooden flooring, two wall light points and gas centrally heated radiator.

Study UPVC window to the rear elevation, built in desks and storage, door to utility room, recessed ceiling spot lights and gas centrally heated radiator.

Utility Room Fitted with a range of wall and base units with inset stainless steel sink with mixer tap. Space and plumbing for a washing machine. Additional built in shelving unit. Window to garage. Wall mounted Worcester central heating boiler and ceiling strip light point.

First Floor Landing UPVC window to the side elevations, doors to four bedroom and family bathroom. Storage cupboard, loft access hatch with ladder and ceiling light point.

Bedroom One UPVC double glazed window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Two UPVC double glazed window to the front elevation, ceiling light point and gas central heating radiator.

Bedroom Three UPVC double glazed window to the rear elevation, ceiling light point and gas central heating radiator.

Bedroom Four UPVC double glazed window to the front elevation, ceiling light point and gas central heating radiator.

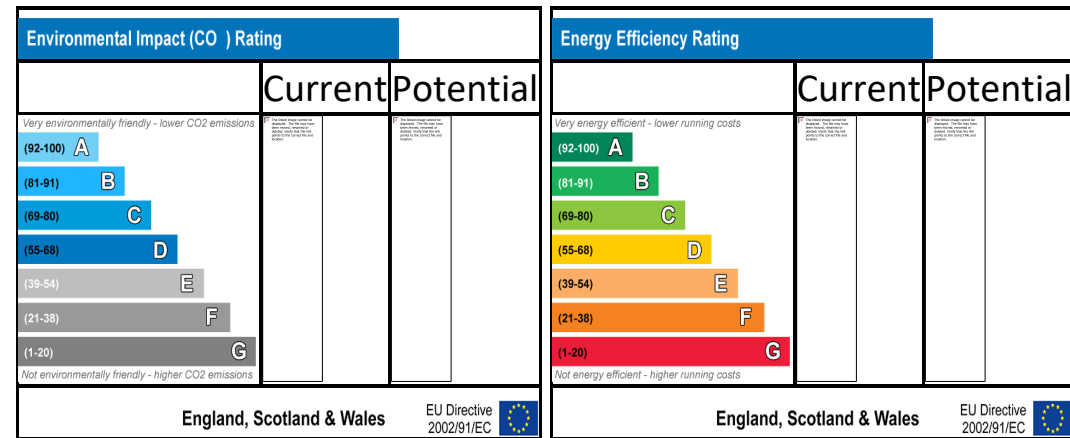
Family Bathroom White suite comprising of panelled jacuzzi bath with electric shower over and glazed shower screen, low-level WC and vanity sink unit. Tiled floor and splashbacks. Gas centrally heated towel rail, recessed ceiling spot lights and extractor fan.

Garden Pretty enclosed garden with a great degree of privacy, mostly laid to patio and lawn with raised beds and side access gate.



Room Details

Garage	5.29m x 2.49m (17'4" x 8'2")
Kitchen	3.03m x 2.65m (9'11" x 8'8")
Snug/ Dining Room/ Bed 5	3.75m x 2.70m (12'4" x 8'10")
Wet Room	2.17m x 1.72m (7'1" x 5'8")
Living Room	5.52m x 3.91m (18'1" x 12'10")
Conservatory	5.67m x 3.36m (18'7" x 11'0")
Study	2.65m x 2.42m (8'8" x 7'11")
Utility Room	2.71m x 2.49m (8'11" x 8'2")
Bedroom One	4.00m x 2.90m (13'1" x 9'6")
Bedroom Two	3.27m x 2.98m (10'9" x 9'9")
Bedroom Three	3.13m x 2.55m (10'3" x 8'4")
Bedroom Four	3.12m x 2.19m (10'3" x 7'2")
Family Bathroom	2.28m x 1.86m (7'6" x 6'1")



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

