



For Sale: £395,000. Freehold
Oriole Grove, Kidderminster, DY10 4HG

- Four bedrooms
- Three reception areas

- Two bathrooms
- Drive, garage & garden

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this extended four-bedroom link detached which is nicely situated within a quiet cul-de-sac on the Spennells Valley development. The property benefits from entrance hallway, lounge, kitchen diner, utility, orangery, downstairs bathroom, four bedrooms, upstairs shower room, integral garage, driveway and enclosed rear garden. EPC and floorplan ordered.

Hallway Door to living room, stairs rise to first floor. Ceiling light point and gas central heating radiator. Wall mounted Worcester central heating control unit.

Lounge UPVC double glazed bow plus additional UPVC window to the front elevation, brick built fireplace with electric fire, three wall light points, ceiling light point and gas central heating radiator. Door to dining kitchen.

Dining Kitchen Kitchen area fitted with a range of wall and base units with complimentary work surface over and inset stainless steel sink with mixer tap. Space for an electric cooker and tall fridge freezer. Understairs pantry cupboard. Archway and window way to orangery and door to utility room. Two ceiling light points and gas central heating radiator.

Orangery Lantern roof light, UPVC double glazed French doors and windows to the rear and side elevations. Two ceiling light points and two gas central heating radiators.

Utility Room Door to bathroom and garage. Wall mounted Worcester combination boiler. Space and plumbing for a washing machine and tumble dryer, ceiling light point and gas centrally heated radiator. Extractor fan.

Bathroom White suite comprising freestanding bath, wall mounted vanity wash hand basin, low-level WC and shower enclosure with mains shower. Tiled splashback, gas centrally heated towel rail and extractor fan. UPVC double glazed window to the rear elevation.

First Floor Landing Doors to all bedrooms, shower room and airing cupboard. Loft access hatch (loft is partially boarded with a ceiling light point and a=n access ladder). Ceiling light point.

Bedroom One Two UPVC double glazed windows to the front elevation, ceiling light point and gas centrally heated radiator.

Bedroom Two Two UPVC double glazed windows to the rear elevation, two ceiling light points and gas centrally heated radiator.

Bedroom Three UPVC double glazed window to the front elevation, two ceiling light points and gas centrally heated radiator.

Bedroom Four UPVC double glazed windows to the rear elevation, ceiling light point and gas centrally heated radiator.

Shower Room White suite comprising of low-level WC, vanity wash hand basin and shower enclosure with electric Mira shower unit. Tiled splashbacks. UPVC double glazed window to the side elevation, ceiling light point and gas centrally heated towel rail.

Garage Up and over door to the front elevation, ceiling strip light point and personnel door to the utility room. Fuse board and utility meters.

Externally To the front of the property is a tarmac driveway and fore garden with side access gate leading to the rear. The back garden is enclosed and mostly laid to lawn with fenced boundaries and a pleasant seating area.



Room Details

Lounge	4.29m x 3.52m (14'1" x 11'7")
Dining Kitchen	4.90m x 3.32m (16'1" x 10'11")
Orangery	4.85m x 2.84m (15'11" x 9'4")
Utility Room	2.09m x 2.66m (6'10" x 8'9")
Bathroom	3.51m x 2.10m (11'6" x 6'11")
Bedroom One	4.90m x 2.87m (16'1" x 9'5")
Bedroom Two	4.68m x 2.74m (15'4" x 8'12")
Bedroom Three	4.07m x 2.29m (13'4" x 7'6")
Bedroom Four	2.74m x 2.62m (8'12" x 8'7")
Shower Room	1.86m x 1.75m (6'1" x 5'9")
Garage	4.27m x 2.16m (14'0" x 7'1")

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

