

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

- Four bedrooms
- Three reception areas
- Two bathrooms
- Drive, garage & garden



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	Bedroom One	Two UPVC double glazed windows to the front elevation, ceiling light point and gas centrally heated radiator.
Lounge	heating control unit. 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.	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.
Dining Kitchen	Kitchen arear fitted with a range of wall and base units with complimentary work surface over and inset stainless stell sink with mixer tap. Space for an electric cooker and tall	Bedroom Four	UPVC double glazed windows to the rear elevation, ceiling light point and gas centrally heated radiator.
	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.	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. Up and over door to the front elevation, ceiling strip light point and personnel door to the utility room. Fuse board and utility meters.
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.		
		Garage	
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.		
		Externally	ernally To the front of the property is a tarmacadam 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.
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.





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")

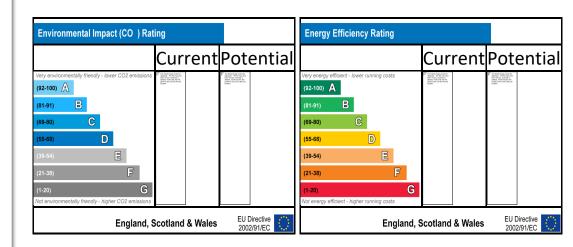
Bedroom Two 4.68m x 2.74m (15'4" x 8'12")

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")



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.









