



For Sale: - £TBC. Freehold.
Chapel Court, Kidderminster, DY10

- 4 Bedrooms
- Garage
- 3 Receptions
- WC & Bathroom

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to list this well presented modern four bedroom link detached house in cul-de-sac position on the Stourbridge side of the town. Lounge with Feature Solid Fuel Fire, Dining Room, 20ft P-shaped Conservatory, Kitchen, Guest Cloakroom, Smart Bathroom, Garage & Driveway Parking. EPC D

The Property

This appealing modern detached house enjoys a cul-de-sac position on the outskirts of Kidderminster, near to Broadwaters Park and ideally placed for access to Stourbridge and the West Midlands conurbation.

The property offers spacious family accommodation with four bedrooms and bathroom to the first floor, the bathroom fitted with a white suite to include low level w.c., wash hand basin and panelled bath.

To the ground floor a porch entrance leads in to the reception hall with oak boarded floor continuing through to the living room and dining room. The guest cloakroom has been refitted in contemporary style with low level w.c. and circular wash hand basin set in vanity unit. Both the lounge and dining room open directly on to the excellent full width P-shaped rear conservatory, measuring over 20' in width by 12'4" max into rear bay and having tiled floor, double doors to garden plus access door through to garage. The lounge has recently been fitted with a solid fuel fire.

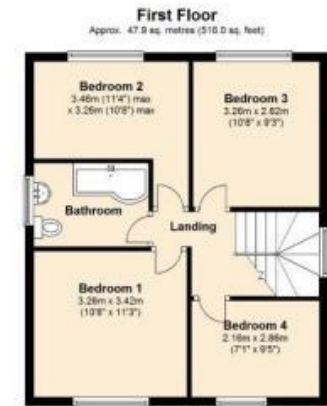
The kitchen features a modern range of cream wall and base cabinets with galley-style work surfaces either side incorporating one & half bowl sink unit. The property features hardwood effect Upvc double glazing and gas fired central heating benefiting. To the rear is a raised level lawned garden whilst to the front there is driveway parking for two cars in front of the garage.

To the rear of the garage, an aperture exists to suit double doors to the garden though these are not fitted.



Room Details

Hall	13'7" x 6'3" (4.14m x 1.91m)
Kitchen	11'3" x 7'9" (3.43m x 2.36m)
Lounge	16'7" x 11'3" (5.05m x 3.43m)
Dining Room	10'8" x 9'5" (3.25m x 2.87m)
Conservatory	19'10" x 12'2" (6.05m x 3.71m) max
Bedroom One	11'3" x 10'8" (3.43m x 3.25m)
Bedroom Two	10'8" x 9'4" (3.25m x 2.84m)
Bedroom Three	11'4" x 7'1" (3.45m x 2.16m)
Bedroom Four	9'5" x 7'1" (2.87m x 2.16m)
Bathroom	8'6" x 6'2" (2.59m x 1.88m)



Total area: approx. 132.1 sq. metres (1422.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUz.

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.

