



For Sale: £230,000 Freehold
Kinver Avenue, Kidderminster, DY11

- No upwards chain
- Two receptions
- Three bedrooms
- Drive & Garage

Bagleys
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this three-bedroom semi-detached property to the market which is being offered with vacant possession and no upwards chain. The property benefits from entrance hallway, living room, dining room, kitchen, three bedrooms, shower room, garage, store, gated driveway and enclosed garden.

EPC D68.

Entrance Hallway Door to living room, stairs to first floor. Understairs cupboard houses the fuse board. Gas central heating radiator and wall mounted gas heater.

Living Room UPVC window to the front elevation and internal window into the dining room, doors to dining room and kitchen. Gas fire with hearth and wooden surround. Gas central heating radiator.

Dining Room UPVC window to the rear and gas central heating radiator.

Kitchen Fitted with a range of wall and base units with tiled worksurfaces over with space for appliances. Wall mounted Worcester combination boiler. 4-ring gas hob, built in electric oven and inset sink with mixer tap. Personnel door to garage. Gas central heating radiator.

Garage Double doors to front for vehicular access and door to rear store. Ceiling strip light point. Garage and store roof was replaced December 2024.

Store Light point and door to rear garden.

First floor landing Doors to bedroom and shower room. UPVC window to the side elevation and loft access hatch. There is a loft ladder and the loft is boarded with a sound proofed area formerly used as a music room.

Bedroom One UPVC window to the front elevation, built in wardrobes, additional built in cupboard and gas central heating radiator.

Bedroom Two UPVC window to the rear elevation, built in wardrobe and gas central heating radiator.

Bedroom Three An 'L' shaped room. UPVC window to the front, over stairs cupboard and gas central heating radiator.

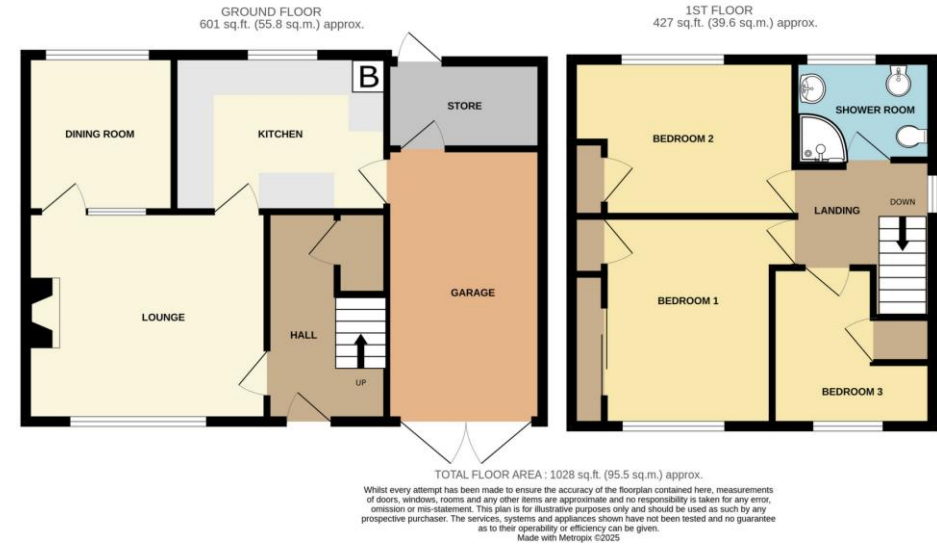
Shower Room Four piece suite comprising of shower enclosure, pedestal sink, low-level WC and bidet. Full tiling to walls. Wall mounted hair dryer. Extraction fan. Gas central heating radiator.

Externally To the front of the property is a gated driveway and planted borders. To the rear of the property there is a raised garden with patio, lawned area, pond and mature shrubs and trees with outdoor storage to include concrete store and shed.



Room Details

Entrance Hallway	
Living Room	4.16m x 3.64m (13'8" x 11'11")
Dining Room	2.83m x 2.57m (9'3" x 8'5")
Kitchen	3.68m x 2.76m (12'1" x 9'1")
Garage	5.03m x 2.78m (16'6" x 9'1")
Store	2.84m x 1.74m (9'4" x 5'9")
First floor landing	
Bedroom One	3.81m x 3.65m (12'6" x 11'12")
Bedroom Two	3.86m x 2.73m (12'8" x 8'11")
Bedroom Three	2.82m x 2.71m (9'3" x 8'11") widest points
Shower Room	2.44m x 1.77m (8'0" x 5'10")
Externally	



Environmental Impact (CO ₂) Rating		Current	Potential
		68	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
		68	82
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.

