



For Sale: £130,000 Leasehold  
Castle Road, Kidderminster, DY11

- Modern First Floor Apartment
- Two Bedroom

- Open plan living
- Allocated Parking

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Bagleys are pleased to present this very well presented. first floor, two-bedroom apartment situated within the secure gated development of Castle Locks. The property benefits from: Entrance hallway, open plan lounge kitchen diner with Juliet balcony, two bedrooms, bathroom and allocated parking space. Very convenient for Kidderminster town centre. EPC and floorplan ordered.

**Reception Hallway** Electric heater. Door to storage cupboard housing the 'Gledhill' tank, ceiling light and fuse board. Further doors radiate to bathroom, lounge and bedrooms.

**Lounge Kitchen Diner** Two ceiling light points. Wall mounted electric heater. TV aerial point. Smoke alarm. Lounge Area - French doors opening to Juliette balcony overlooking the canal. Kitchen area - Roll top working surfaces with a range of base units and wall cupboards. Integrated washing machine and tumble dryer. Space for fridge/freezer. Integrated electric hob and electric oven with brushed stainless steel extractor hood over.

**Bedroom One** Rear facing double glazed windows with view of canal. Wall mounted electric heater. Ceiling light point. A double bedroom.

**Bedroom Two** Rear facing double glazed windows with view of canal. Wall mounted electric heater. Ceiling light point.

**Bathroom** Fully tiled. White suite comprising w.c., wash hand basin and bath. Extractor fan. Tiled floor covering.

**Externally** Allocated parking space number 23

**Leasehold Information** The property is LEASEHOLD – 125 year lease from January 2008. Ground Rent - £150 per annum Service Charge - £1,446.08 per annum We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.



# Room Details

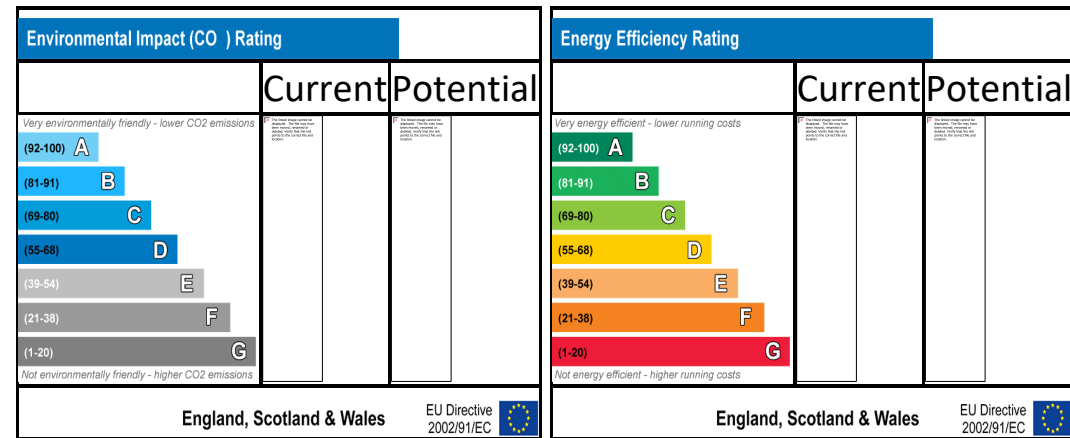
Reception Hallway

Lounge Kitchen Diner 26'2" x 12'0" (7.98m x 3.66m) max

Bedroom One 16'2" x 11'3" (4.93m x 3.43m) max.  
Tapering.

Bedroom Two 11'11" x 6'7" (3.63m x 2.01m) max.  
Tapering

Bathroom



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.

