

For Sale: £TBC Freehold Mallory Drive, Kidderminster, DY11 • 3 bedrooms

• Driveway and garden

• 2 reception areas

• EPC D64



Bagleys are pleased to present this three-bedroom semi-detached property situated within the popular Marlpool Farm area of Kidderminster. The property comprises of: block paved drive, entrance porch, lounge, kitchen diner, three bedrooms, recently renovated bathroom and established rear garden. EPC D64

**Entrance Porch** UPVC window to front elevation, ceiling

light point, fuse board and utility meters.

Door leads to lounge.

**Lounge** Doors to kitchen diner and stairs. UPVC

window to the front elevation, fireplace, ceiling light point and gas central

heating radiator.

**Kitchen Diner** Two UPVC windows to the rear

elevation, UPVC door to back garden and internal door to under stairs cupboard. Kitchen area is fitted with a variety of wall and base units with roll top worksurfaces and inset 1.5 bowl sink. Integral Belling hob and oven.

Space for a washing machine and a tall fridge freezer. Tiled floors and

splashback. Recently installed Worcester combination boiler. Two ceiling light points and gas central heating radiator.

First Floor Landing Doors to all three bedrooms, family bathroom and airing cupboard which houses the electric water heater. Loft access hatch and ceiling light point.

**Bedroom One** UPVC window to the front elevation.

Built in wardrobe with sliding doors, ceiling light point and gas central

heating radiator.

**Bedroom Two** 

UPVC window to the rear elevation, ceiling light point and gas central

heating radiator.

**Bedroom Three** 

UPVC window to the rear elevation,

ceiling light point and gas central

heating radiator.

Bathroom

Recently installed bathroom suite

comprising of panelled bath with shower over, vanity sink and WC. UPVC obscured window to the side elevation, ceiling light point and gas centrally

heated towel rail. Full tiling to walls and

floors.

Externally

To the front there is a black paved drive with access gate to the rear garden. The back garden is established with fence

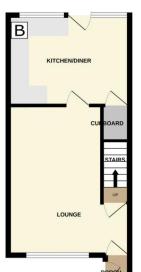
boundaries, a good-sized patio area and

lawned area.





GROUND FLOOR





Entrance Porch 1.39m x 1.09m (4'7" x 3'7")

Lounge 5.02m x 4.08m (16'6" x 13'5") at widest

points

Kitchen Diner  $4.09m \times 3.26m (13'5" \times 10'8")$ 

First Floor

Landing

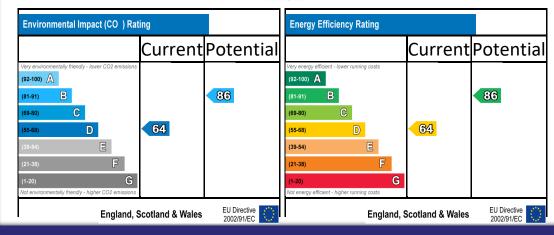
Bedroom One 4.36m x 2.72m (14'4" x 8'11")

Bedroom Two 3.45m x 2.25m (11'4" x 7'5")

Bedroom Three 2.53m x 1.79m (8'4" x 5'10")

Bathroom 2.30m x 1.79m (7'7" x 5'10")

whilst every alterept has been require to ensure the accuracy of the floorpins continued here, measurements of doors, andrough, concers and any other items are approximate and no expositionally so taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any esspeciative purchaser. The services, spatients and applicates shown have not been tested and no quantamee as to their operationly or efficiency can be given. Audit with Memoratics 20022



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.





