



Whinchat Grove, Kidderminster DY10 4TH

welcome to

Whinchat Grove, Kidderminster

- THREE BEDROOM END-TERRACED
- QUIET CUL-DE-SAC LOCATION
- DRIVEWAY AND GARAGE
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONSERVATORY

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£260,000

view this property online shipways.co.uk/Property/KMS115920



Property Ref:
KMS115920 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Approach

Driveway to garage door, stoned foregarden and step up to entrance door.

Entrance Hallway

Double glazed front door, gas central heating radiator and stairs to first floor landing.

Lounge

Double glazed window to front aspect, timber effect floor, feature fireplace, coving to ceiling, gas central heating radiator and door to kitchen.

Breakfast Kitchen Area

Double glazed window to rear aspect, range of wall, drawer and base units, worktops, breakfast bar, bowl sink, four ring gas hob, electric oven, stainless steel hood, coving to ceiling, plumbing for dishwasher, gas central heating radiator and door to garage.

Conservatory

Brick base, double glazed window surround and double glazed doors to rear aspect leading to garden.

Landing

Access to loft via hatch and doors to bedrooms and bathroom.

Bedroom One

Double glazed window to rear aspect, ceiling light and gas central heating radiator.

Bedroom Two

Double glazed window to front aspect, ceiling light, built-in wardrobe and gas central heating radiator.

Bedroom Three

Double glazed window to front aspect, ceiling light and gas central heating radiator.

Bathroom

Double glazed window to rear aspect. walk-in shower cubicle, WC, wash hand basin, electric mirror and heated towel rail.

Rear Garden

Fence enclosed boundaries, shed, patio area, lawned rear garden and door to garage.

Garage

Up and over door to frontage, plumbing for washing machine and tumble dryer and double glazed door to rear aspect leading to rear garden.

Agent Note

The council tax band is C.



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