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48 Beechfield Drive, Kidderminster, Worcestershire, DY11 5HQ

This semi-detached bungalow is situated upon the sought after and popular Marlpool area of Kidderminster. Offering easy access to the local amenities including convenience store and bus links, in addition to the main road networks and easy access to Kidderminster Town Centre. Having been well cared for and presented to a high standard the accommodation on offer briefly comprises a kitchen, living room, two bedrooms, conservatory and beautifully refitted shower room. Benefitting further double glazing, gas central heating, rear garden and a useful covered side area, plus off road parking and storage garage. Book your viewing to avoid missing out.

EPC Band D. Council Tax Band C.

Offers Around £250,000

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Entrance Door

Located to the side and opening to the hall.

Entrance Hall

With doors to the living room, shower room and both bedrooms.

Living Room

18'0" x 11'5" (5.50m x 3.50m)



With a double glazed bow window to the front, radiator, space for dining table, radiator and door to the kitchen.



Kitchen

9'10" x 7'6" (3.00m x 2.30m)



Fitted with wall and base units having a complementary worksurface, built in mid-level oven and hob with hood over, integrated slim-line dishwasher, space for domestic appliance, plumbing for washing machine, single drainer sink unit with mixer tap, tiled splash backs, inset spot lights, double glazed window to the front and door to the side.

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Bedroom Two
11'1" x 8'10" (3.40m x 2.70m)



Having a double glazed window to the side, radiator and door to the conservatory.

Conservatory
8'6" x 8'6" (2.60m x 2.60m)



Having a radiator, double glazed windows to the side and rear and sliding patio door to the side.

Bedroom One
14'5" x 10'2" max* (4.40m x 3.10m max*)



Having fitted wardrobes with chest of drawers, double glazed window to the rear and radiator.

* Including wardrobes



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Shower Room



A masterfully refitted suite comprising a walk in shower area with two glazed screens, pedestal wash basin, w/c, tiled walls and flooring, heated towel rail, loft hatch and double glazed windows to the side.

Outside



Having a garden area to the front and driveway, plus covered side section with access to the entrance door and storage garage.

Side Area



Storage Garage

Having lighting, electrics, inspection pit, up and over door to the front and side access door opening to the rear garden.

*Due to the limited width access the garage, we recommend any interested party to make their own investigation as to adequate access for their purposes.

Rear Graden



Council Tax

Wyre Forest DC - Band C.

Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Floorplan

This floorplan is to be used for descriptive and illustrative

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purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Fixtures & Fittings

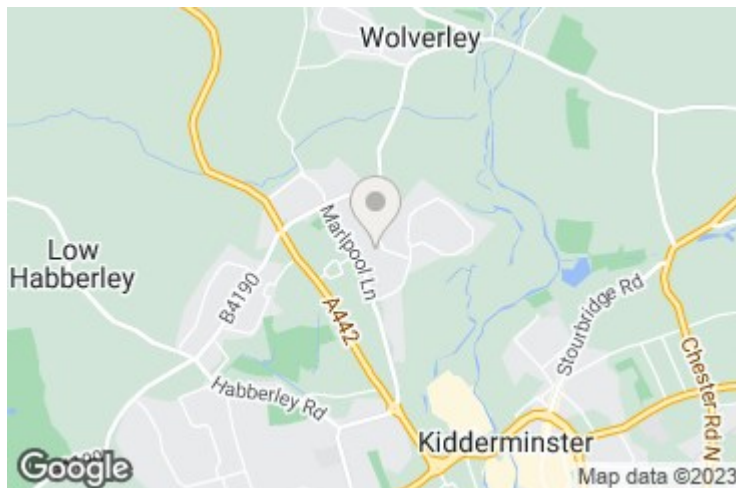
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-120123-V1.0



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 