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143 Hurcott Road, Kidderminster, Worcestershire, DY10 2RG

We are delighted to offer For Sale this fully refurbished semi detached house situated in this desirable residential location on the Birmingham side of Kidderminster. An early internal inspection is an absolute must to appreciate the fine features of the property and the fine mix of modern and traditional fittings. The accommodation comprises of a delightful entrance porch, refitted kitchen / diner with centre Island, breakfast room, cloakroom and lounge with feature bay with sash windows to the ground floor, master bedroom with ensuite shower room, three further bedrooms and beautiful family bathroom with a roll top bath. The property benefits further from a gas central heating system, double glazing, off road parking and rear garden. Don't Miss this opportunity. Epc Band Tbc.

Offers In The Region Of £439,950

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Entrance Door

Open in to the hallway.

Reception Porch



Having double glazed windows to the front, tiled flooring, built in storage and a half glazed door opening into the open plan dining kitchen.

Dining / Kitchen

20'8" x 11'1" (6.3m x 3.4m)



Fitted with a range of wall and base cabinets with butchers block effect work surface over, inset sink unit, built in 5 burner gas hob, cooker, plumbing for washing machine, central island with space below for appliances, part tiled walls, double glazed windows to the rear and side, double doors to the rear garden, decorative radiator, further radiator and laminate wood effect flooring.



Kitchen Area



Dining Area



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Breakfast Room

9'10" x 9'10" (3.0m x 3.0m)



Having a double glazed window to the rear, wooden effect flooring, door to the lounge and cloakroom.

Lounge

18'0" x 11'9" (5.5m x 3.6m)



Having a fantastic feature bay window with fitted sashes, inset log burner, radiator, door with glazed side panel into the inner lobby.



Cloakroom

Having a sink unit with mixer tap built in to a unit, W/C, radiator and door to storage cupboard.



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Inner Lobby

Having staircase rising to the first floor landing.

First Floor Landing



Having a bespoke glazed balustrade and doors giving access to all first floor rooms.

Bedroom One

12'9" x 8'10" (3.9m x 2.7m)



Having a feature double glazed sash window to the front, radiator and door to the ensuite shower room.

Ensuite Shower Room

8'6" x 2'11" (2.6m x 0.9m)



Having a shower cubicle, wash hand basin built into unit, W/C and radiator.



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Bedroom Two

11'1" x 10'2" (3.4m x 3.1m)



Having a double glazed window to the rear and radiator.

Bedroom Three

9'10" x 7'10" (3.0m x 2.4m)



Having a feature double glazed sash window to the side and a radiator.

Bedroom Four

9'2" x 6'6" (2.8m x 2.0m)



Having a feature double glazed sash window to the front and a radiator.

Family Bathroom

9'10" x 6'6" (3.0m x 2.0m)



Beautifully refitted room with a roll top bath with shower tap, separate shower cubicle, wash hand basin & W/c built into a unit, radiator and double glazed window to the rear.



Outside

Driveway providing ample off street vehicular parking and gated access to the rear garden.

Rear Garden

Tenure - Not Verified

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

Council Tax Band

Wyre Forest District Council - (Awaiting re-rating back to a house from two flats)

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.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

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.

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.

Disclaimer

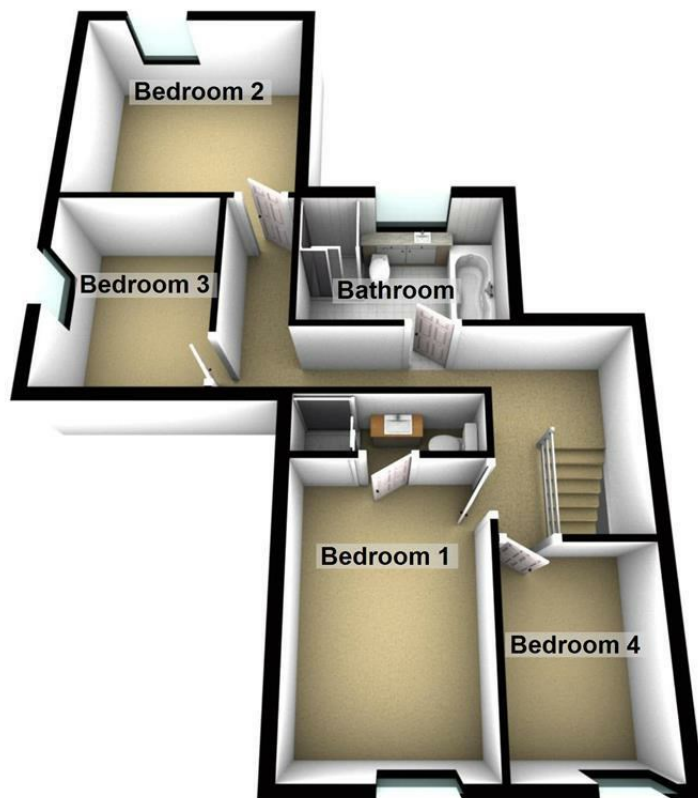
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTONS ACT

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 