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### 34 Perrett Walk, Kidderminster, DY11 6SA

Calling all First Time Buyers and Buy to Let Investors

We are delighted to offer for sale this modern first floor apartment which is ideally positioned for Kidderminster hospital, combined doctors surgery, Town Centre, Weavers Wharf and Crossley Retail Parks. The accommodation comprises of an open plan living area, kitchen, two bedrooms and bathroom.

The property benefits further from a gas central heating system, double glazing and parking area set behind remote control gates. The property is currently tenanted at a rental of £725pcm.

Call us today to register your interest.

Council Tax Band A.

Epc Band C.

**Offers Around £119,950**

## 34 Perrett Walk, Kidderminster, , DY11 6SA

### Communal Entrance

Having door opening in with staircase leading to the upper floors.

### Entrance Door

Opens into the reception hall.

### Reception Hall

Having doors to the open plan living area, bedrooms and bathroom.

### Open Plan Living Area

13'5" x 9'6" (4.1m x 2.9m)



Having a double glazed window to the front, cupboard housing the boiler, radiator and access to the open plan kitchen.

### Kitchen Area

7'2" x 5'10" (2.2m x 1.8m)



Fitted with wall and base cabinets having wood effect doors and complimentary work surface over, single drainer sink unit with mixer tap, built in oven and gas hob with hood over, built in fridge, plumbing for washing machine and part tiled walls.

### Bedroom One

10'2" x 9'2" plus 3'3" x 3'3" (3.1m x 2.8m plus 1.0 x 1.0m)



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

### Bedroom Two

6'10" x 6'10" (2.1m x 2.1m)



Having a double glazed window to the rear and radiator.

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### Bathroom

6'6" x 5'6" (2.0m x 1.7m)



Fitted with a white suite comprises of a shower bath with screen and shower over, pedestal wash hand basin, W/C, part tiled walls and heated towel rail.

### Outside

Allocated parking

### Council Tax

Wyre Forest District Council - Band A.

### Tenure - Not Verified

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

### 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.

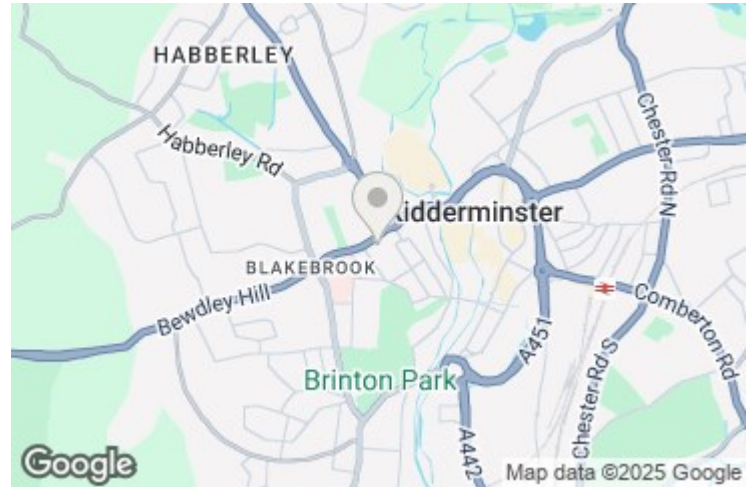
### Disclaimer

MISREPRESENTATION ACT - PROPERTY 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.

RP-18/04/2025-V1



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