



26 St Georges Place, Radford Avenue, Kidderminster, Worcestershire, DY10 2ES

We are delighted to offer For Sale this Traditional style mid terraced house situated upon this private driveway off Radford Avenue, having easy access to Kidderminster Town Centre and all its amenities. The accommodation comprises of a lounge and dining kitchen to the ground floor, one bedroom, nursery room and bathroom to the first floor and a loft bedroom. The property benefits further from a gas central heating system and double glazing. Available with No Upward Chain.

Council Tax Band A.

Epc band D.

Offers Around £129,950

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Entrance Door

Being double glazed and opens into the reception hall.

Reception Hall

3'11" x 3'3" (1.2m x 1.0m)

Having an archway to the lounge.

Lounge

13'5" x 9'10" (4.1m x 3.0m)



Having a double glazed window to the front, radiator, electric fire, staircase to the first floor and door to the kitchen.

Lounge



Kitchen

13'1" x 8'10" (4.0m x 2.7m)



Having wall and base cabinets with white doors, complimentary work surface over, single drainer sink unit with mixer tap, built in cooker, electric hob, plumbing for domestic appliance, wall mounted gas central heating boiler, radiator, door to cellar, double glazed window and door to the rear.

First Floor Landing

Having staircase to the loft bedroom, doors to bedroom one, dressing room and bathroom.

Bedroom One

13'1" max 6'2" min x 10'2" max 7'2" min (4.0m max 1.9m min x 3.1m max 2.2m min)



Double glazed window to the front and radiator.

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Nursery Room

12'1" x 6'2" max 4'11" min (3.7m x 1.9m max 1.5m min)



Having a double glazed window to the rear and radiator.

Loft Bedroom

12'9" max x 10'5" (3.9m max x 3.2m)



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

Bathroom

8'10" x 6'6" (2.7m x 2.0m)



Fitted with a white suite comprising of a panel bath with wall mounted shower and screen over, pedestal wash hand basin, W/C, part tiled walls, radiator, door to the airing cupboard and double glazed window to the rear.

Rear Garden

Small courtyard garden area.

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 Band A.

Services

The agent understands that the property has mains water / electricity / gas / 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.

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