Rees Page



376 Chester Road North, Kidderminster, DY10 2RS

A charming traditional pre-war period family home.

Retaining many original features plus benefiting from schemes of modernisation and generous in proportions. Must be viewed to appreciate its full potential.

Situated on the northern fringe of Kidderminster with many local amenities, convenient for the town centre and wider commute.

The three-bedroom property benefits from radiator central heating, uPVC double glazing, garage, driveway and gardens.

No upwards chain.

Offers invited for consideration.

Offers Around

£295,000

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Entrance
Is made via uPVC double-glazed doors into a storm porch with further glazed door into

Reception Hall
With a ceiling light, picture rail, radiator, wood flooring, telephone point, understairs cupboard, and doors into

Dining Room
14' 6" into bay x 11' 11" max (4.42m x 3.63m)
With a double-glazed front window, ceiling light, coving, picture rail, feature fireplace and a radiator.

Lounge
14' 0" x 11' 6" max (4.27m x 3.51m)
With double glazed patio doors to the rear garden, ceiling light, coving, feature fireplace with gas fire, picture rail, fitted cupboard, and a radiator.

Kitchen
18' 3" x 8' 9" (5.56m x 2.67m)
Having a range of fitted wall and base units, work surfaces, inset sink and drainer, tiled splashbacks, plumbing for a washing machine, gas hob, electric double oven, ceiling lights, Worcester boiler, breakfast bar, double glazed window, door to rear garden, and a door into the garage.

Stairs rise from the hallway to a first floor

Landing
With a double-glazed side window, ceiling light, and doors into

Bedroom One
14' 10" x 10' 2" (4.52m x 3.10m) to wardrobe doors
With a double-glazed front bay window, ceiling light, picture rail, radiator, and mirrored wardrobes to one wall.

Bedroom Two
13' 6" max x 11' 6" max (4.11m x 3.51m)
With a double-glazed rear bay window, ceiling light, picture rail, radiator, and fitted wardrobes.

Bedroom Three
8' 3" x 7' 6" (2.51m x 2.29m)
With a double-glazed front window, ceiling light, and a radiator.



Bathroom
8' 9" x 8' 6" (2.67m x 2.59m)
A modern fitted suite comprising of panel bath, washbasin, shower cubicle, WC, tiled splashbacks, ceiling light, loft hatch, Dimplex heater, radiator, and a double-glazed window to rear.

OUTSIDE
To the rear is an expansive and established garden of lawns, patios, stocked beds, plus shed and potting shed.
The fore is landscaped with a lawn and driveway, leading to a garage.



Garage
With an up and over front door, fitted cupboards, power and lights, door to kitchen, and window and door to rear garden.

Location
The property is ideally situated for a range of surrounding amenities and access to Kidderminster town centre. Situated on the northern fringe of Kidderminster and accessed from Birmingham Road or Stourbridge Road.
For SATNAV/Maps please use the postcode DY10 2RS



NB
The property forms part of an Estate.
Probate has been granted.
There is no upwards chain.
Curtains, carpets, white goods and light fittings will be left in situ as seen.
Any remaining contents will be removed prior to completion.
Offers are invited for consideration.



Council Tax: Wyre Forest Band C
Title: Freehold
Energy Performance Rating: D

Total Floor Area = 101 square metres



376 Chester Road North, Kidderminster

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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