

FOR SALE

91 Baldwin Road, Kidderminster, DY10 2UD



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Price £285,000

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A wonderful opportunity to purchase a well presented and extended 3/4 bedroom semi detached family home in this well thought of and sought after location on the north east outskirts of Kidderminster. The property sits within generous plot with off road parking to the front and an attractive and spacious garden to the rear. An internal viewing is thoroughly recommended.



91 Baldwin Road, Kidderminster

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft

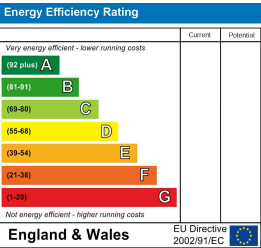


This plan is for guidance only and must not be relied upon as a statement of fact.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01562 820 880

Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
E: kidderminster@hallsgb.com



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FOR SALE

Mileage (all distances approximate)
Kidderminster Railway Station 1 miles Bewdley 8 miles Bromsgrove 9 miles Blakedown 2 miles Worcester 15 miles Birmingham 17 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- An Attractive Semi-Detached Home
- Well Presented & Extended Accommodation
- 3/4 Bedrooms & 2 Bathrooms
- Living Room & Separate Dining Room
- Fitted Kitchen
- Generous Private Gardens
- Off Road Parking
- Popular & Convenient Location

DIRECTIONS
From Kidderminster proceed on St Mary's Ringway, A456 and at the second round a bout take the exit for the Birmingham Road, A456. Continue straight over at the traffic lights and turn left into Baldwin Road where number 91 will be found on the right hand side as indicated by the agents For Sale board.

LOCATION
The property is ideally located on the north eastern outskirts of Kidderminster for a range of local amenities with Kidderminster Railway Station being close by as well as being on a bus route and having access to local Primary and Secondary schools. There is an efficient local bus service and convenient road and rail links to the surrounding Towns, Villages and Cities to include Birmingham which is approximately 17 miles and the cathedral city of Worcester approximately 15 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION
A wonderful opportunity to purchase a well presented and extended semi detached family home in this well thought of and sought after location on the north east outskirts of Kidderminster. The property offers flexible accommodation over two floors with three bedrooms and a modern shower room to the first floor. The ground floor has an initial entrance porch, generous reception hall, two reception rooms with a front living room and rear dining/sitting room. There is an extended fitted kitchen to the rear and benefit of a flexible fourth bedroom on the ground floor, useful utility space and ground floor shower room. The ground floor bedroom could easily be utilised as a home office or additional reception room. The property sits within generous plot with off road parking to the front and an attractive and spacious garden to the rear. An internal viewing is thoroughly recommended.

FULL DETAILS
The property is approached off Baldwin Road onto a tarmac driveway with further gravelled hard standing leading to a UPVC double glazed entrance into an initial porch with part wooden panel, part leaded obscure glazed window.

RECEPTION HALL
With a straight flight staircase to the first floor, radiator, ceiling mounted light fitting, useful understairs storage and access to both ground floor reception rooms and fitted kitchen.

LIVING ROOM
Situated to the front of the property with generous UPVC double glazed windows, radiator, power points, TV aerial lead, attractive character solid fuel burning fire place with patterned tiled surround, slate hearth, wooden surround and mantle over.

DINING ROOM
Situated to the rear of the property with feature recessed fire place with log burning stove with tiled hearth. There are fitted storage and shelving space between the alcoves with radiator, power points, ceiling mounted light fitting and UPVC double glazed sliding doors accessing and overlooking the rear garden.

FITTED KITCHEN
Situated to the rear of the property offering tiled floor with range of wooden effect rolled top work surfaces with inset stainless steel sink with single drainer and swan neck mixer tap and extensively tiled surround. There is a range of matching modern gloss base and eye level units to include integrated fridge and freezer, integrated dishwasher, eye level 'Hotpoint' electric oven, four ring induction hob and stainless steel extractor hood over. There is a breakfast bar, radiator, inset spot lights to ceiling, wall mounted 'Worcester' gas boiler and UPVC double glazed window overlooking the attractive garden. Access from the kitchen can be gained into a side hallway with a continuation of the tiled flooring, power points, ceiling mounted light fitting, useful utility cupboard offering space and plumbing for automatic washing machine, space for tumble dryer and ceiling mounted light fitting.

BEDROOM FOUR/RECEPTION ROOM (FORMALLY GARAGE)
Accessed from the reception hall this room is an ideal space for home office, fourth or occasional bedroom or additional third reception room. There is a radiator, ceiling mounted light fitting, power points, UPVC double glazed window to the front aspect and a useful fitted storage cupboard.

SHOWER ROOM
Having a tiled floor with a matching white suite of low level close coupled WC, pedestal wash hand basin with tiled splash back, corner shower cubicle being fully tiled with non slip tray and wall mounted 'Triton' shower with glazed sliding doors. The shower room has a radiator, inset spot lights to ceiling, extractor fan and UPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
With UPVC double glazed side window, ceiling mounted light fitting, access to roof space and double power point. From the landing wooden panel doors give access to all first floor accommodation.

BEDROOM ONE
Situated to the rear of the property with power points, radiator, ceiling mounted light fitting, UPVC double gazed window overlooking the rear garden with rural views beyond.

BEDROOM TWO
Double bedroom with generous UPVC double glazed window to the front aspect, radiator, power points and ceiling mounted light fitting.

BEDROOM THREE
Situated to the front of the property, with power points, radiator, ceiling mounted light fitting and UPVC double glazed window.

SHOWER ROOM
Being extensively tiled with a white suite of low level close coupled WC, vanity wash hand basin with stainless steel mixer tap, corner shower unit with non slip tray, wall mounted shower and glazed sliding doors. There is a contemporary stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window.

OUTSIDE
To the front of the property there is a tarmac driveway and gravelled hardstanding providing off road parking with external courtesy lighting bordered via wooden panel fencing and mature hedge.

The rear garden is a particular feature, spacious with wooden panel fencing to all sides and to the rear. There are two paved seating areas immediately to the rear with a paved pathway leading through the garden past a generous level lawn with a barked area with raised vegetable beds. There is a greenhouse and lawned area to the rear with a useful timber garden shed and to the very end of the garden there are steps up to a raised barked area ideal for further use as a quiet, private seating area. There is outdoor water supply and external courtesy lighting.

An internal viewing is recommended to appreciate the flexibility and the generous gardens within this attractive family home.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.