



TO LET

£1,100 Per Calendar Month

51 Tomkinson Drive, Kidderminster, DY11 6NR

XX MULTIPLE APPLICATIONS RECEIVED, SIMILAR PROPERTIES URGENTLY REQUIRED!

A beautifully renovated three bedroom family home, with ample off road parking and close to commuter links as well as Brintons Park, Kidderminster Hospital and a selection of local schools. Having been remodelled and renovated the property boasts new kitchen, bathroom and windows, and a fresh finish inside. Ideally looking for a long term tenant, however no smokers, one small pet may be considered on a case by case basis. EPC D, Council Tax band B.



- **Three Bedroom Semi-Detached**
- **Fully Refurbished and Renovated**
- **Off-Road Parking**
- **Rear Garden and Garage/Workroom**
- **New kitchen and Bathroom**
- **New Boiler and Windows.**



1 Reception
Room/s



3 Bedroom/s



1 Bath/ shower
room/s

Entrance Hall

Having laminate flooring, radiator, stairs to the first floor, fuseboard, ceiling light point, door to downstairs W/C and doors to downstairs accommodation.

Reception Room 24'2" x 10'2" minimum (7.38 x 3.11 minimum)

Having two radiators, two ceiling light points, double glazed window to the front and double glazed patio doors to the rear, with laminate flooring and smoke alarm.

Downstairs W/C

Having laminate flooring, opaque double glazed window to the side, hand wash basin, push-button W/C, radiator and ceiling light point.

Kitchen 9'1" x 9'7" including units (2.78 x 2.93 including units)

Having laminate flooring, part-tiled walls, radiator, double glazed window and door to the rear garden, ceiling light point and heat and CO alarm. The kitchen also has the boiler, stainless steel sink and drainer unit, gas hob with electric oven and a range of wall and base units.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Stairs and Landing

Having carpet, two opaque double glazed windows, loft access, smoke alarm and ceiling light point.

Bedroom One 11'8" x 12'4" maximum (3.58 x 3.76 maximum)

Having carpet, ceiling light point, radiator and double glazed window to the front.

Bedroom Two 11'10" x 11'6" (3.63 x 3.53)

Having radiator, ceiling light point, carpet and double glazed window to the rear.

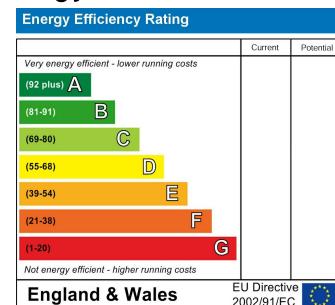
Bedroom Three 8'4" x 9'2" (2.55 x 2.8)

Having carpet, double glazed window to the rear, ceiling light point and radiator.

Garden and Outdoors

Having a step down from the back door, leading to a slabbed patio area with a small step up to the lawn. The rear garden is fenced and has an access gate, outside power and water with a security light. There is also a garage/outbuilding with power and light.

Energy Performance Ratings



01562 820 880

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
Email: kidderminster@halls.com



The Property
Ombudsman



OnTheMarket.com

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