

FOR SALE

Flat 4, 23 Blakebrook, Kidderminster, DY11 6AP

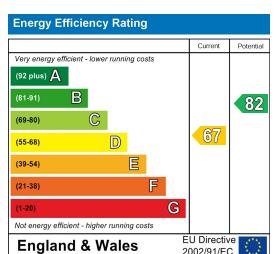


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#### Energy Performance Rating



01562 820880

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Flat 4, 23 Blakebrook, Kidderminster, DY11 6AP

This generous two-bedroom apartment is situated on the first floor, offering ample living space. To the rear of the property are large secluded communal gardens and allocated off-road parking at the front. The leasehold has recently been renewed, ensuring long-term security for the new owner. A viewing is highly recommended to fully appreciate the apartment's charm and excellent features.



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Mileage (all distances approximate)

Bewdley 2 1/2 miles, Bridgnorth 15 miles, Worcester 15 miles, Birmingham 22 miles.



1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s



#### ■ A Spacious First Floor Apartment with Attractive Period Features

#### ■ Leasehold with 952 years remaining

#### ■ 2 Bedrooms & Bathroom

#### ■ Generous Living Room

#### ■ Well Proportioned Fitted Kitchen Diner

#### ■ Communal Gardens to the Rear

#### ■ Allocated Off Road Parking

#### ■ Sought After Residential Location

#### DIRECTIONS

From the agents office in Kidderminster proceed in a southerly direction and at the first round-a-bout turn right onto Mason Road, continue to the mini round-a-bout and bear left onto Blakebrook and after a short distance the property will be found on the left hand side.

#### LOCATION

Flat 4, 23 Blakebrook is set well back off the road in the most popular and convenient location to the northern side of Kidderminster with good access and bus routes to the town centre and to surrounding towns and villages such as Bewdley and Wolverley and onward further to Birmingham, Stourbridge and the cathedral city of Worcester. The property is set back from the road which offers privacy whilst not being isolated. The property provides easy access to all local amenities including St Johns C of E Primary School a short distance away.

#### INTRODUCTION

Flat 4 is a spacious apartment found on the first floor, entered via a secure communal entrance. With intercom and staircase leading to a first floor landing with a solid wooden door into the private reception hall. There are two bedrooms and an impressive living room with an inner hall which in turn provides access to a bathroom, utility room and fitted kitchen diner. There are large secluded communal gardens to the rear and allocated off road parking to the front. The apartment has recently had the lease renewed.

#### FULL DETAILS

This generously sized first-floor apartment, located within a charming period building, is nestled in the highly desirable Blakebrook area of Kidderminster. It presents a wonderful blend of character and modern living, offering an abundance of space and well-proportioned rooms throughout.

#### RECEPTION HALL

Being spacious with ceiling mounted light fitting, radiator, access into the main double bedroom and the living room.

#### LIVING ROOM

With period features including an open fire place with tiled surround and further wooden surround and mantle over. There is a large sash window to the front of the property, attractive cornicing, ceiling rose and access into the second bedroom/office.

#### BEDROOM TWO

Currently used as an office and situated to the front of the property with ceiling mounted light fitting and sash window.

From the living room is an inner hallway with useful original fitted cupboards and accesses the utility room, bathroom and kitchen diner.

#### BATHROOM

Being full of character with part obscure glazed sash window, ceiling mounted light fitting and a generous bath with tiled surround with ornamental mixer tap and shower attachment. There is a pedestal wash hand basin and low level close coupled WC.

#### UTILITY ROOM

This particularly useful space has a wall mounted 'Logic Plus' gas boiler with space and plumbing for automatic washing machine, space for tumble dryer, ceiling mounted light fitting and glazed window to the front aspect.

#### KITCHEN DINER

Being well proportioned with a modern fitted kitchen and inset stainless steel sink with single drainer and mixer tap, tiled surround with matching base and eye level units to include integrated dishwasher and larder style fridge freezer. There is plenty of space for dining table and chairs, fitted cupboards to the alcoves and a glazed sash window to the side aspect.

#### MASTER BEDROOM

A particularly spacious double bedroom with a range of fitted wardrobes and storage with radiator, ceiling mounted light fitting and glazed sash window to the front aspect.

#### OUTSIDE

The property benefits from shared usage of a large mature communal garden located to the rear of the building. Benefiting from a nicely secluded aspect and comprising paved patio area, large lawn, many mature plants and trees, enclosed by walling and wooden panelled fencing and with side access from the front.

The property benefits for allocated off road parking to the front of the building.

#### 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

Leasehold with Vacant Possession upon Completion.

The term of the lease shall mean the term of 999 years commencing 29th September 1978 and expiring on 28th September 2977.

Service Charge of £95.00 per month, this is to cover upkeep of communal areas.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.