

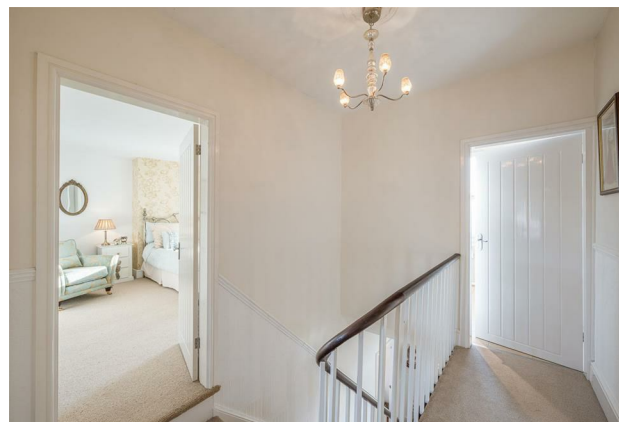


Tynings Close, Franche, Kidderminster, DY11 5JP

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EXCLUSIVE

Summary

An imposing double fronted Georgian family home with significant local historical interest. Demonstrating immense kerb appeal through its symmetrical architecture and commanding façade; the properties interior effortlessly evokes grandeur and charm through high ceilings and distinctive period features. Favouring a prominent position within this well situated cul de sac; the property finds itself conveniently located close to Kidderminster market Town with a variety of amenities, reputable public and private schooling and on the cusp of open fields and Countryside trails. To give any discerning buyers an insight; the internal accommodation briefly comprises of welcoming reception hall complete with decorative stair panelling and Minton tiled flooring, impressive drawing room, separate sitting/ dining room with feature fireplaces, bay windows and café-style shutters. In addition there is a modern and well equipped kitchen breakfast room complete with centre island; separate utility and downstairs shower room adding an essential sense of practicality. Continuing upstairs with decorative spindles, strip-back handrail and carpet runners leads to a gallery-style landing, four bedrooms including master bedroom with stunning en suite, two further double bedrooms, one with built-in wardrobe and modern family bathroom. The rear garden offers a private aspect with a partly-walled courtyard and further patio with pergola; ideal for outdoor entertaining, well maintained lawn and multi-functional summerhouse which could lend itself as a great home office or outside bar area when hosting. Additional benefits include a large cellar providing excellent storage space and large block paved driveway beyond double wrought iron gates providing ample off road parking. For those looking for a captivating period property which is a genuine rare, look no further as this is an opportunity not to be missed.



Front of The Property

With a large block paved driveway beyond dwarf wall and wrought iron railings providing ample off road parking, shaped well maintained lawn, gated side access leading to rear garden and outside light.

Reception Hall

With a feature door leading from the front of the property, stairs to first floor landing complete with carpet runners, spindles and stripped-back hand rail, decorative panelling and cornice, two ceiling roses, servants bell, Minton-style tiled floor, access to cellar and a central heating radiator.

Drawing Room

20'11" x 14'1" into bay

With a door leading from the reception hall, comfortable space for seating, feature fireplace with electric fire, cornice and two ceiling roses, wall lights, double glazed bay window to front with café-style shutters and a central heating radiator.

Dining Room

20'11" x 11'9" into bay

With a door leading from the reception hall, feature fireplace with electric fire, space for large dining table, cornice and two ceiling roses, wall lights, double glazed bay window to front with café-style shutters and a central heating radiator.

Kitchen Breakfast Room

14'5" x 14'1"

With doors leading from reception hall and utility, fitted with a range of matching wall and base units, work surfaces with tiled splashback, ceramic sink and drainer, integrated fridge freezer, dishwasher, eye-level oven and grill, separate electric hob with stainless steel cooker hood over, centre island with breakfast bar, recessed spotlights and plinth lights, ceiling rose, tiled floor, decorative mantle, two double glazed windows to side and a central heating radiator.

Utility

With a door leading from kitchen breakfast room, wall units, work surfaces with tiled splashback, plumbing for washing machine and space for tumble dryer, storage cupboard housing central heating boiler, large built-in cupboard complete with shelving, tiled floor and double glazed window and door leading to garden.

Rear Hall

With doors leading from reception hall and shower room, dado rail, tiled floor and double glazed door leading to garden.

Shower Room

With a door leading from the rear hall, corner shower, WC, wash hand basin set into vanity unit, ceiling rose, tiled floor and walls, extractor fan, double glazed window to side and a chrome heated towel rail.

Landing

With stairs leading from reception hall complete with carpet runners, spindles and stripped-back hand rail, doors to various rooms, dado rail and ceiling rose.

Master Bedroom

13'9" x 14'9"

With doors leading from the landing and en suite, built in wardrobe, ceiling rose, double glazed windows to side and a central heating radiator.

En Suite

With a door leading from master bedroom, double walk-in shower with waterfall shower head and separate shower attachment, large freestanding bath, his-and-hers wash hand basins, WC, tiled floor and walls, recessed spotlights, loft access, two double glazed windows to side and a chrome heated towel rail.

Bedroom Two

16'4" x 14'5"

With a door leading from landing, ceiling rose, double glazed window to front and a central heating radiator.

Bedroom Three

13'1" x 12'1"

With a door leading from landing, built-in wardrobe, ceiling rose, double glazed window to front and a central heating radiator.

Bedroom Four

9'10" x 6'6"

With a door leading from landing, ceiling rose, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from landing, bath with waterfall shower head, separate shower attachment and shower screen, WC, wash hand basin set into vanity unit, tiled floor and walls, extractor fan, recessed spotlights, double glazed window to front and a chrome heated towel rail.

Cellar

21'7" x 16'4" max

With stairs leading from reception hall, useful storage space, light and power.

Garden

With double glazed doors leading from rear hall and utility, patio seating area with gazebo, further partly walled terrace, well maintained lawn, mature shrub borders, trees, hidden store, outside light and power and access to summerhouse.

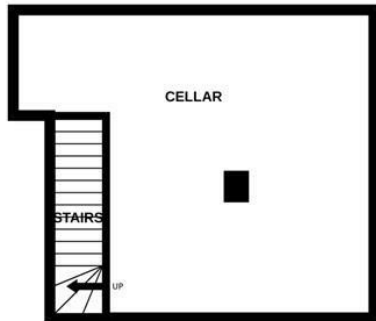
Summerhouse

11'9" x 17'8"

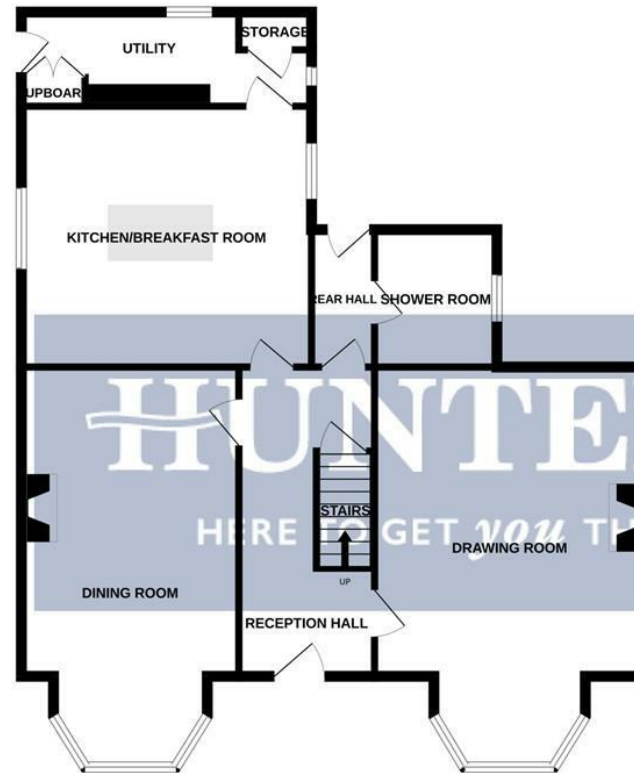
With double doors leading from garden, space for seating and home working, light, power, fully insulated and two windows to front.



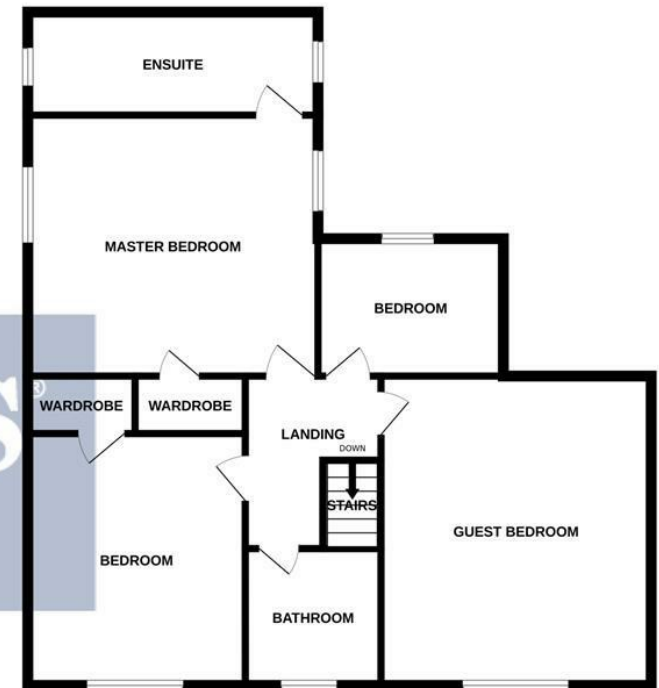
BASEMENT LEVEL



GROUND FLOOR



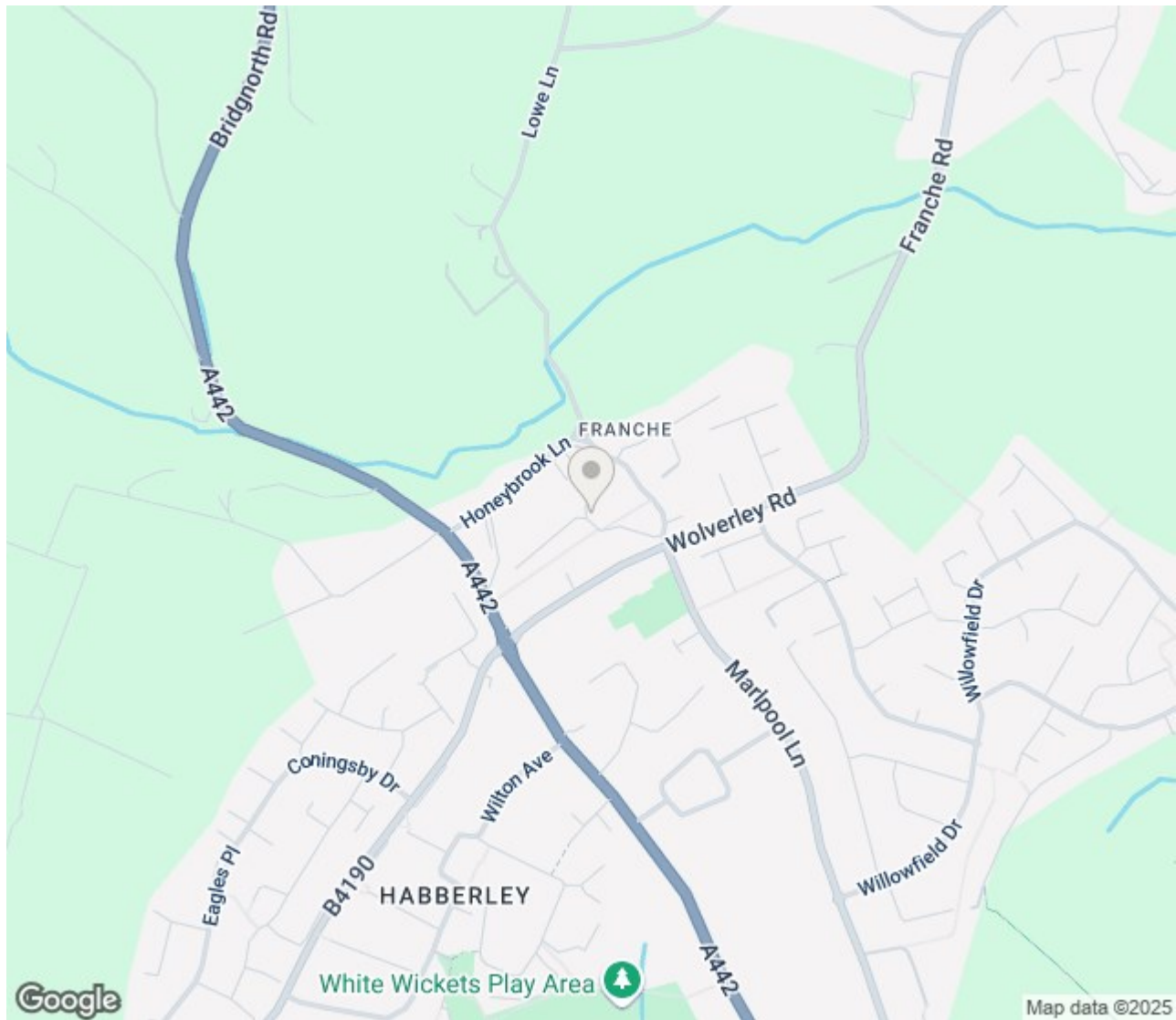
1ST FLOOR




18 TYNINGS CLOSE, KIDDERMINSTER, DY11 5JP

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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