

# HUNTERS®

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Lea Castle Drive

Kidderminster, DY10 3FB

£279,995



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## Front of the Property

To the front of the property is a tarmac driveway leading to the garage, gated side access to the garden, decorative lawned area with shrubs and a path leading to the front door.

## Entrance Hall

With a double glazed door to the front, a double glazed window to the front, stairs leading to the first floor, door to the lounge and a central heating radiator.

## Lounge

13'4" x 11'3" (4.07 x 3.43)

With a door from the entrance hall, double glazed window to the front, door to the kitchen/diner and a central heating radiator.

## Kitchen/ Diner

6'8" x 14'0" (2.04 x 4.28)

With a door from the lounge, a fitted kitchen with a range of wall and base units with a work surface over and tiled splashback, stainless steel sink and drainer, integrated oven, gas hob with stainless steel cooker hood, space for a tall fridge freezer, plumbing for washing machine and space for a tumble dryer, a cupboard housing a wall mounted boiler, door to the cloakroom and an understairs storage cupboard, double glazed window to the rear, double glazed French doors to the rear leading to the garden and a central heating radiator.

## Cloakroom

With a door from the kitchen/diner, a WC, wash hand basin with tiled splash back, an extractor fan and a central heating radiator.

## First Floor Landing

With stairs leading from the entrance hall, doors to various rooms, an airing cupboard and a central heating radiator.

## Bedroom Two

8'8" x 15'5" (2.66 x 4.71)

With a door from the first floor landing, two double glazed windows to the rear and a central heating radiator.

## Bedroom Three

9'11" x 7'4" (3.04 x 2.26)

With a door from the first floor landing, a double glazed window to the front and a central heating radiator.

### Shower Room

With a door from the first floor landing, shower cubical, a WC, wash hand basin, part tiled walls, an extractor fan and a central heating radiator.

### Bedroom Three

14'9" x 10'11" (4.52 x 3.34)

With stairs from the first floor landing leading to the main bedroom, a double glazed window to the front, walk in wardrobe area with a skylight, door to en suite and two central heating radiators.

### En Suite

6'2" x 6'11" (1.9 x 2.12)

With a door from bedroom three, a shower cubical, a WC, wash hand basin, part tiled walls, extractor fan and central heating radiator.

### Garden

With double glazed French doors from the kitchen/diner leading to a patio area and an artificial lawn, gated side access leading to the driveway and garage.

### Garage

9'2" x 20'3" (2.81 x 6.18)

With an up and over garage door from the front of the property and power and light.



## A map snippet from Google Maps showing a location in Kidderminster, West Midlands. An orange location pin is placed on a road. Below the pin, a red circular icon with a white dot is shown, followed by the text "LockFit Kidderminster Locksmiths" in red. The map background is light green with grey lines representing roads. The Google logo is visible in the bottom left corner, and "Map data ©2025" is in the bottom right corner.

## A satellite map view showing a residential area. A yellow pin is placed on a road labeled 'Wolverhampton Rd'. The surrounding area includes green fields, some buildings, and a river or canal. The map is credited to 'Google / Copernicus, Maxar Technologies' at the bottom.

Map data ©2025 Google

GROUND FLOOR

KITCHEN/DINING ROOM

STORAGE

STAIRS

UP

RECEPTION HALL

LOUNGE

CLOAKROOM

1ST FLOOR

BEDROOM 2

SHOWER ROOM

STAIRS

1ST FLOOR LANDING DOWN

STAIRS

UP

LANDING

BEDROOM 3

STORAGE

2ND FLOOR

WALK IN WARDROBE

ENSUITE

DOWN

STAIRS

BEDROOM 1

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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England & Wales**

EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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