



Doolittle & Dalley.

CELEBRATING 125 YEARS

155 Chester Road South,
Kidderminster,
Worcestershire, DY10 1XB
Asking Price: £330,000

- Detached Family Home
- Four Bedrooms
- Walking Distance To Kidderminster Railway Station
- Lounge & Conservatory
- Kitchen & Dining Room
- Family Bathroom
- Downstairs Shower Room
- Off Road Parking
- EPC = D



A detached family home situated, in a sought after location, within a few minutes walk of King Charles I School (Ofsted rated 'Good') and Kidderminster Railway Station.. The versatile accommodation is very well presented and comprises of; Entrance porch, entrance hall, lounge, conservatory, dining room, kitchen and utility area. Further ground floor room currently used as a bedroom and downstairs shower room, which would be ideal for a dependant relative or home office. Three bedrooms on the first floor and family bathroom. Block paved driveway to the front elevation with mature hedging providing privacy from the main road. Lawn area and side access to the rear. Rear garden with lawn, patio and gravelled areas. Garden shed. The property benefits from

Entrance Porch

Upvc double glazed windows and sliding entrance door.

7'9" x 5'4" (2.36m x 1.63m)

Wall units. Plumbing for washing machine. Extractor fan.

Entrance Hall

Composite front entrance door. Upvc double glazed window. Radiator.

Stairs and Landing

Access to loft space.

Lounge

17' x 10'11" (5.18m x 3.33m)

Electric fire with surround. Upvc double glazed sliding door. Double radiator.

Bedroom One

14'1" x 9'3" (4.3m x 2.82m)

Fitted wardrobes. Upvc double glazed window. Radiator.

Conservatory

8'3" x 10'8" (2.51m x 3.25m)

Upvc double glazed windows and French doors.

Bedroom Two

9'1" x 12'2" (2.77m x 3.7m)

Upvc double glazed window. Radiator.

Dining Room

12'5" x 10'3" (3.78m x 3.12m)

Upvc double glazed windows. Double Radiator.



Kitchen

8'11" x 3.12 (2.72m x 3.12)

Range of wall and floor units incorporating: Sink unit with mixer tap. Integrated 'Bosch' dish washer and freezer. Integrated fridge and 'Caple' microwave. 'Worcester 28CDI' combination boiler. Extractor fan. Upvc double glazed window and door to side utility/entrance.

Side Utility/Entrance

Double glazed entrance door to the front and rear elevation.

Fourth Bedroom

16'5" x 7'10" (5m x 2.4m)

Upvc double glazed windows and entrance door to garden. Double radiator.

Bedroom Three

9'4" x 8'8" (2.84m x 2.64m)

Storage cupboard. Upvc double glazed window. Radiator.

Downstairs Shower Room

3'8" x 7'9" (1.12m x 2.36m)

Low flush w.c. Vanity wash basin with mixer tap. Shower. Mermaid style panelling. Extractor fan. Part tiled walls. Upvc double glazed window. Double radiator.

Bathroom

7'4" x 9'3" (2.24m x 2.82m)

Low flush w.c. Pedestal wash basin with mixer tap. Freestanding bath with shower attachment and mixer tap. Quadrant shower. Heated towel rail. Part tiled walls. Upvc double glazed window. Radiator.

Utility Area



Outside

Block paved driveway to the front elevation with mature hedging providing privacy from the main road. Lawn area and side access to the rear garden. Enclosed rear garden with lawn, patio and gravelled areas. Garden shed.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

Mains water, electricity, gas and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate.

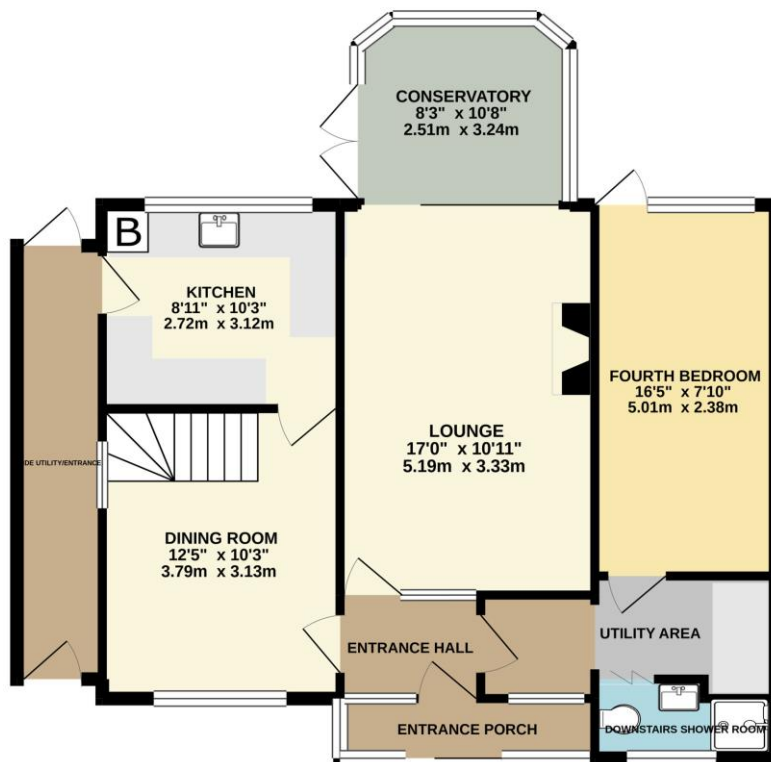
Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

1ST FLOOR



GROUND FLOOR



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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Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advise for Prospective Purchasers

If you have a property to sell we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that:-1.These particulars do not constitute, or constitute any part, of an offer or a contract. 2.All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3.None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4.Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5.The vendor does not make or give and neither Messrs Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property

