



29 Neville Avenue
Kidderminster, DY11 7AJ

Offers In The Region Of £245,000

The Property

Offered with no upward chain is this THREE BEDROOM SEMI-DETACHED which has been refurbished throughout with new kitchen, bathroom décor and carpets.

This lovely family home benefits from gas central heating, double glazing and briefly comprises: entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a family bathroom.

To the front of the property is a walled garden and to the rear is an enclosed garden laid to lawn with patio area. There is also an shared access road leading to the rear of the property where you will find a garage EPC C // Council Tax band C. NO CHAIN.

Storm Porch

Open storm Porch.

Entrance Hall

Window to side and stairs to first floor.

Lounge

Bay window to front.

Dining Room

Patio doors leading to the rear garden.

Kitchen

Window to rear and door to side. Lovely range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over, electric oven and space for a washing machine. Wall mounted boiler.

Landing

Access to loft space and window to side.

Bedroom One

Window to rear.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Family Bathroom

Window to side. Three piece suite comprising: panelled bath with shower over, low level WC and vanity unit wash hand basin.

Garage

To the side of the neighbouring property is an access road which leads around to the rear of the property and the garage access. (Garage is in need of refurbishment)

Outside

FRONT: walled garden laid to lawn with pathway.

REAR: Patio area and laid to lawn with mature trees and garden shed. Garage (dilapidated) to the rear.



Important Information

The vendor informs us of the following:

The property was underpinned some years ago due to historic movement. The vendor states they have the paperwork for the work however Bloore King & Kavanagh have not see these documents

There is shared responsibility for any maintenance costs for the land on the title plan edged in brown (rear access road leading to the garage)

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION**

REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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