



**38 Park Street**  
Kidderminster, DY11 6TP

**Offers In The Region Of £155,000**

## **The Property**

offered with NO UPWARD CHAIN is this well presented three bedroom mid terraced property set over three floors situated close to Kidderminster Hospital and the town centre which has been recently refurbished.

This lovely property benefits from gas central heating, majority double glazing and briefly offers: lounge, cellar, breakfast kitchen with oven and hob, three bedrooms and a family bathroom.

To the rear of the property is a good sized garden with patio seating area and artificial lawn beyond. NO CHAIN. EPC E // Council Tax Band: A.



### **Lounge**

Window to front.

### **Inner Lobby**

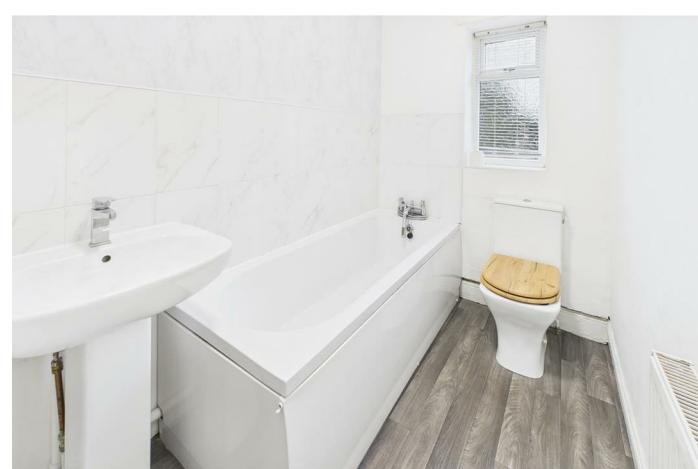
Door leads to the Cellar

### **Cellar**

Useful storage space

### **Breakfast Kitchen**

A Lovely range of eye and low level units incorporating: stainless steel sink and drainer, electric hob with extractor over, integrated oven and space for a washing machine. Tile flooring. Window and door to garden. Door with access to stairs leading to the first floor.



### **Landing**

Access to first floor bedrooms and stairs rise to the second floor.

### **Bedroom One**

Windows to front and overstairs cupboard.

### **Bedroom Two**

Window to rear.

### **Bathroom**

Window to rear. Three piece suite comprising: Panelled bath with shower attachment, low level WC and pedestal wash hand basin. Storage cupboard.



### **Loft Room Bedroom Three**

Stairs rise from the landing into this useful loft room used as a bedroom with 'Velux' style single glazed window.

### **Outside**

Shared side access passage leads to the gated rear garden. Patio area with planting. Artificial lawn and planted borders.



## 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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