

# PTN Estates

Residential Sales & Lettings



16 Chaucer Crescent, , Kidderminster, DY10 3XF

£265,000

Welcome to Chaucer Crescent, Kidderminster - a charming location that could be the setting for your new home! This delightful three-bedroom link detached house boasts a modern dining kitchen complete with built-in oven, hob, and dishwasher, perfect for whipping up delicious meals. The re-fitted shower room adds a touch of luxury, while the through lounge provides a cosy space for relaxation.

With an integral garage with electric door, gas central heating, and double glazing, this property offers both convenience and comfort. The absence of an upward chain means you could make this house your home sooner than you think. And let's not forget the delightful rear garden - a tranquil oasis where you can unwind after a long day.

Whether you're looking to upsize, downsize, or simply find a new place to call your own, this house on Chaucer Crescent has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this property your own and start creating new memories in this wonderful home.

**Porch**  
Upvc entrance door, upvc double glazed windows and lantern light

**Hall**  
Wood and glazed entrance door, laminate flooring, storage cupboard, gas central heating radiator, boiler thermostat, stairs to first floor and doors off to the lounge and kitchen diner

**Lounge 3.30 (max) x 6.37**  
Laminate flooring, upvc double glazed patio doors to the rear garden and upvc window to the front elevation, two ceiling light points, two gas central heating radiators

**Kitchen Diner 4.78 x 3.26 (max)**  
Stylish and modern dark blue wall and base units with built in double oven, hob and extractor hood, microwave, dishwasher, wine rack, stainless steel one and a half bowl sink unit, marble effect work tops, Ceiling spot lights, upvc double glazed window and door to the rear elevation distinctive dining area, storage cupboard, laminate flooring and door to the garage

**Landing**  
Double glazed window to the side elevation, ceiling light point, cupboard housing Worcester boiler and doors off to the three bedrooms and shower room

**Bedroom One 3.27 ( max) x 2.97**  
Upvc double glazed window to the front elevation, ceiling light point, gas central heating radiator and wardrobes with sliding doors

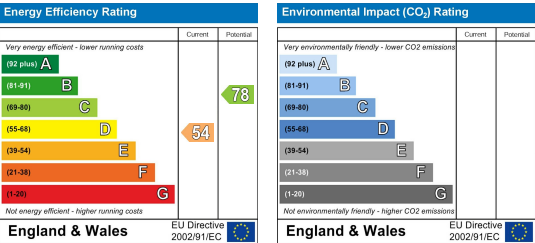
**Bedroom Two 2.79 (max) x 2.78**  
Upvc double glazed window to the rear elevation, gas central heating radiator, ceiling light point and wardrobe recess

**Bedroom Three 2.06 x 2.07 (max)**  
Upvc double glazed window to the front elevation, gas central heating radiator, ceiling light point, loft access hatch

**Shower room 2.38 x 1.71**  
Re-fitted shower room comprising of double shower low flush wc and wash hand basin in vanity unit, two upvc double glazed windows, ceiling light point and central heating radiator

**Garage 2.37 x 5.08**  
Electric roller shutter door, ceiling light point, plumbing for automatic washing machine

Delightful rear garden with paved patio area and extensive lawn.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency  
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.