



**27 Woodfield
Crescent,
Kidderminster,
Worcestershire,
DY11 6TX**

**Offers In The
Region Of £215,000**



**WALTON
&
HIPKISS**

27 Woodfield Crescent
Kidderminster
DY11 6TX



Full Description

Walton and Hipkiss are delighted to present for sale this deceptively spacious, 3-bedroom terraced home. Situated in a popular Kidderminster address you are conveniently located near Kidderminster hospital, town centre and train station. As you enter the property you are greeted by a welcoming and cosy living room, perfect for a relaxing evening. The dining room is spacious and flooded with natural light and opens into the kitchen which boasts plenty of storage. To the first floor you will find the spacious master bedroom, as well as a generously sized third bedroom. The family bathroom is also located on the first floor and boasts a large bath and separate shower cubicle. To the second floor is an additional double bedroom with separate wc.

Outside of this home, you will find a low maintenance rear garden ideal for enjoying the warm summer evenings. Please note parking is available on street only.

Lounge

11'02" x 11'09"

This inviting lounge features a charming bay window that fills the room with natural light. The neutral carpet and walls create a calm atmosphere, complemented by a stone fireplace that adds character and warmth. The room accommodates both a comfortable sofa and armchairs, making it a perfect space for relaxing or entertaining guests.

Dining Room

12'00" x 12'02"

The dining room offers a bright and welcoming space

for meals and gatherings. It features a fireplace with a unique brick surround that adds a touch of character to the room. A chandelier provides elegant lighting, while the connection to the kitchen makes it practical for entertaining and family dinners.

Kitchen

12'09" x 7'03"

This kitchen is designed for functionality with its well-laid-out work surfaces and ample storage in white cabinetry accented by wood-effect countertops. It is fitted with modern appliances including a built-in oven and washing machine. The tiled floor is practical and easy to clean, and a window above the sink offers pleasant views and natural light. A door leads directly outside, enhancing convenience.

Bedroom 1

15'06" x 11'03"

This spacious bedroom benefits from natural light through a large window, creating a bright and airy feel. It is carpeted for comfort underfoot and furnished simply with wooden furniture, including bedside tables and a chest of drawers. A mirror above the dresser reflects light and makes the room feel more open.

Bedroom 2

9'07" x 8'07"

This second bedroom is a bright and cosy space, with a large window providing natural light. The room is carpeted throughout and offers flexibility for use as a guest room, nursery, or study. It is simply styled, allowing you to personalise it to your taste.



Bedroom 3

15'06" x 17'05"

The third bedroom on the top floor is a large, versatile room with a blue carpet and sloped ceilings that create a cosy atmosphere. It has the benefit of an en-suite WC, adding convenience and privacy. The room is currently unfurnished, offering a blank canvas for various uses including a master suite or a spacious guest bedroom.

Bathroom

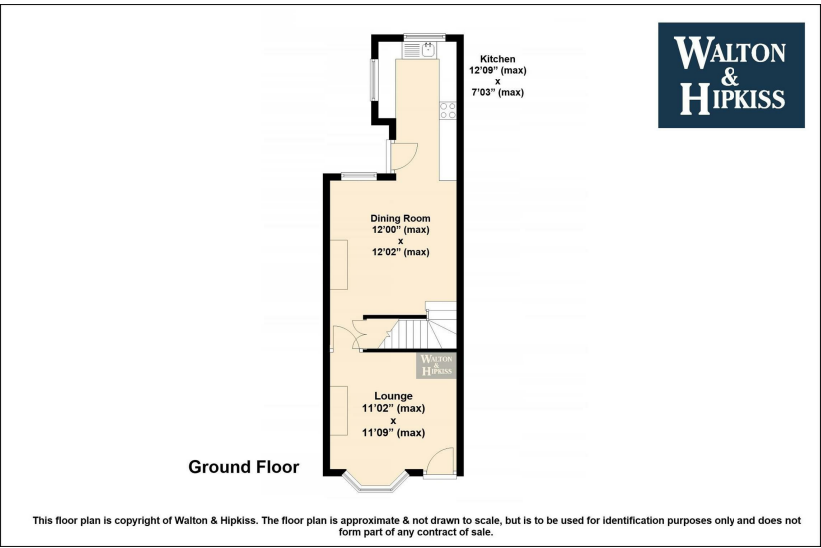
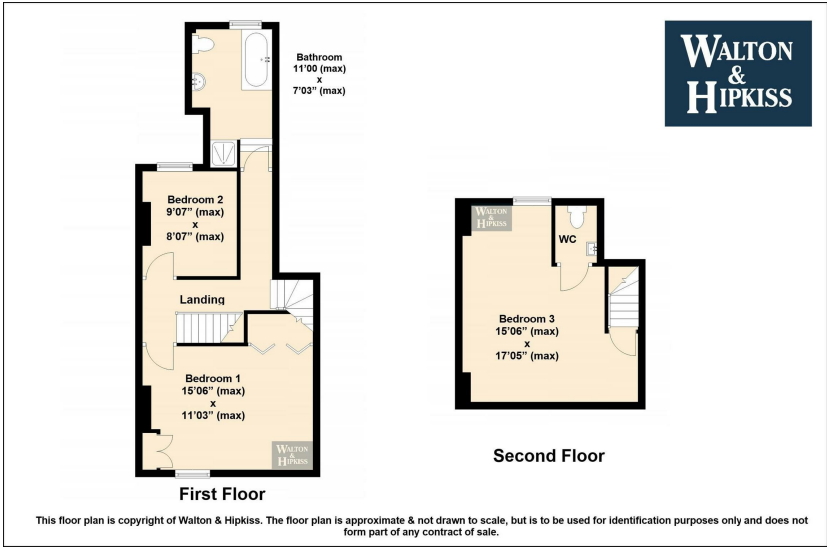
11'00" x 7'03"

This well-appointed bathroom features a large bathtub with dark tiling around the base, a separate shower cubicle, and a wash basin with simple fittings. The room is finished with tiled flooring and a window providing ventilation and natural light, creating a clean and practical space for daily use.

Rear Garden

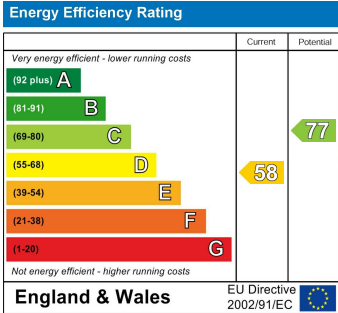
The rear garden is a private and secluded area, with a gravelled pathway leading through mature hedging that frames the space beautifully. The garden provides a peaceful outdoor retreat, ideal for relaxing or gardening.





IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

EPC Rating: D
Council Tax Band: B



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