

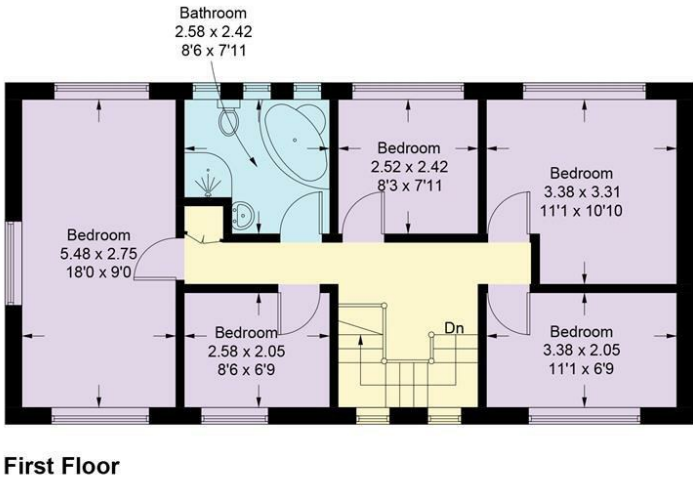
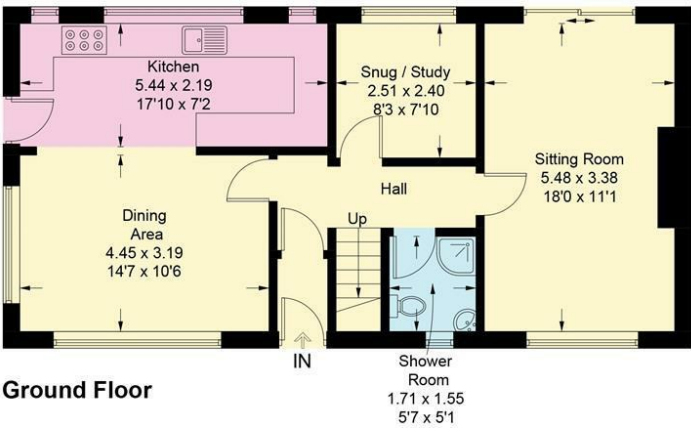
FOR SALE

70 James Road, Kidderminster, DY10 2TR



70 James Road, Kidderminster

Approximate Gross Internal Area = 129.2 sq m / 1391 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

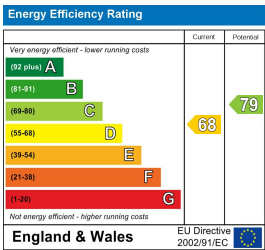
Offers Over £399,950

70 James Road, Kidderminster, DY10 2TR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A fabulous 5 bedroom detached family home situated in this well thought of residential location comprising spacious accommodation over two floors. Outside the property sits within private gardens with off road parking and an internal viewing is recommended.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
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Mileage (all distances approximate)
Kidderminster Station 1.5 miles Bewdley 5 miles Worcester 16 miles Birmingham 20 miles
Blakedown 3 miles



2 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



- **An Attractive Detached Family Home**
- **Well Presented Modern Accommodation**
- **5 Bedrooms & 2 Bathrooms**
- **2 Reception Rooms**
- **Modern Fitted Living Kitchen Diner**
- **Low Maintenance Private Gardens**
- **Off Road Parking**
- **Popular Residential Location**

DIRECTIONS
From Kidderminster proceed on St Mary’s Ringway, A456 and at the second roundabout take the exit for the Birmingham Road, A456. At the traffic lights turn left onto Chester Road North, A449 and at the following traffic lights turn right into Hurcott Road, take the fourth left onto James Road where no. 70 will be found on the right-hand side.

LOCATION
The property is ideally located on the north eastern outskirts of Kidderminster for a range of local amenities and Kidderminster Railway Station as well as being on a bus route and having access to local Primary and Secondary schools. There is an efficient local bus service and convenient road and rail links to the surrounding Towns, Villages and Cities to include Birmingham which is approximately 20 miles and the cathedral city of Worcester approximately 16 Miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

INTRODUCTION
A fabulous detached family home situated in this well thought of residential location comprising spacious accommodation over two floors with five well proportioned first floor bedrooms and beautifully presented modern family bathroom. The ground floor is equally generous, beautifully presented with an attractive fully fitted family kitchen diner, a spacious living room as well as a separate office and a ground floor wet room with WC. Outside the property sits within private gardens with off road parking and an internal viewing is recommended.

FULL DETAILS
The property is approached over a gravelled driveway to the main entrance and entrance porch. From the entrance porch access to the reception hall with power points, radiator, turning staircase to the first floor and access to all ground floor accommodation.

LIVING ROOM
Beautifully presented and spacious with dual aspect UPVC double glazed window and sliding doors opening out and overlooking the private rear garden. There is a living flame coal effect gas fire with marble effect back stage, hearth and mantle over. There is a radiator, power points, TV aerial point and ceiling mounted light fittings.

GROUND FLOOR WET ROOM/SHOWER ROOM
Being fully tiled with wall mounted shower, low level WC, corner wash hand basin and obscure UPVC double glazed window to the front aspect.

GROUND FLOOR OFFICE
Situating to the rear of the property with large UPVC double glazed window overlooking the garden, with a radiator, power points, telephone point and ceiling mounted light fitting.

FITTED KITCHEN
The fitted kitchen was formally two rooms having been knocked into one, creating a beautiful light spacious family area with triple aspect UPVC double glazed windows. The kitchen has a range of rolled top work surfaces with inset one and half sink with single drainer, contemporary mixer tap, extensively tiled surround, matching fitted units and a double ‘Flavel Milano 100’ double electric oven with eight ring gas hob over and extractor hood above. There is space and plumbing for automatic washing machine, space for larder style fridge freezer, power points, radiator and plenty of space for dining table and chairs and sofa in this comfortable family space.

From the ground floor reception hall, a turning staircase leads to a generous landing.

FIRST FLOOR LANDING
With obscure UPVC double glazed windows to the front aspect, access to the roof space, ceiling mounted light fittings, radiator and access to all five bedrooms and family bathroom. There is an airing cupboard with factory lagged hot water tank and shelving.

BEDROOM ONE
Having triple aspect UPVC double glazed windows to both front, rear and side, power points, radiator and ceiling mounted light fitting.

The remaining four bedrooms each have power points, radiators, ceiling mounted light fittings and generous UPVC double glazed windows and bedroom five has a fitted wardrobe.

FAMILY BATHROOM
Beautifully presented with contemporary matching white suite comprising corner bath, low level close coupled WC, wash hand basin with mixer tap, a fitted corner shower unit being fully tiled with non slip tray and wall mounted double shower with rain style overhead shower. There is a stainless steel wall mounted heated towel rail, ceiling mounted light fitting and three UPVC obscure double glazed windows to the rear aspect.

OUTSIDE
To the front of the property there is a low maintenance generous gravelled hard standing providing off road parking to the side and front of the property with electric vehicle charging point and gated access to the rear garden.

The rear garden is low maintenance offering a good degree of privacy with a generous decked seating area with step down to an artificial lawn with a further decked seating area to the rear of the living room. The garden is bordered via wooden panel fencing and there is external security lighting and external water supply.

70 James Road offers the opportunity to purchase a generous detached five bedroom family home being low maintenance with private garden and off road parking and an internal viewing is recommended.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.