



**41 Linnet Rise,
Kidderminster,
DY10 4TW**

**Offers In The
Region Of £195,000**



**WALTON
&
HIPKISS**

41 Linnet Rise
Kidderminster
DY10 4TW

Nestled in the charming area of Linnet Rise, Kidderminster, this delightful end terrace house offers a perfect blend of comfort and convenience. With a well-thought-out layout this property features two inviting bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Lounge

14'3" (max) x 13'8" (max)

Bright and inviting, the lounge offers a spacious area ideal for relaxation and entertaining. It features a large window and French doors that provide ample natural light and access to the rear garden. Neutral carpeting and white walls create a fresh backdrop, while the staircase is neatly positioned to one side, maintaining an open feel to the room.

Kitchen

9'4" (max) x 7'10" (max)

The kitchen is fitted with sleek, modern cabinetry in a muted grey tone paired with bright white work surfaces, creating a clean and contemporary space. It includes an integrated oven and gas hob with a stylish black extractor hood above. The white tiled splashback with dark grout adds a subtle contrast, and a window

over the sink allows natural light to brighten the room. An archway leads through to the entrance hallway, enhancing the sense of flow.

Bedroom 1

11'0" (max) x 10'0" (max)

Bedroom 1 presents a generously sized double room, featuring a large window that invites natural light to fill the space. The walls are finished in neutral tones with a decorative feature wallpaper adding subtle character to one wall. The soft, dark carpet provides a cosy and comfortable underfoot feel, making this a restful retreat.

Bedroom 2

10'0" (max) x 8'8" (max)

Bedroom 2 is a well-proportioned second bedroom with neutral decor and dark carpeting throughout. A window provides natural light, and the room's simplicity offers flexible use as a guest room, home office, or nursery.

Bathroom

7'3" (max) x 4'8" (max)

The bathroom is a bright, well-appointed space featuring a white suite comprising a bath with overhead shower, a modern basin with vanity cabinet, and a close-coupled toilet. The walls

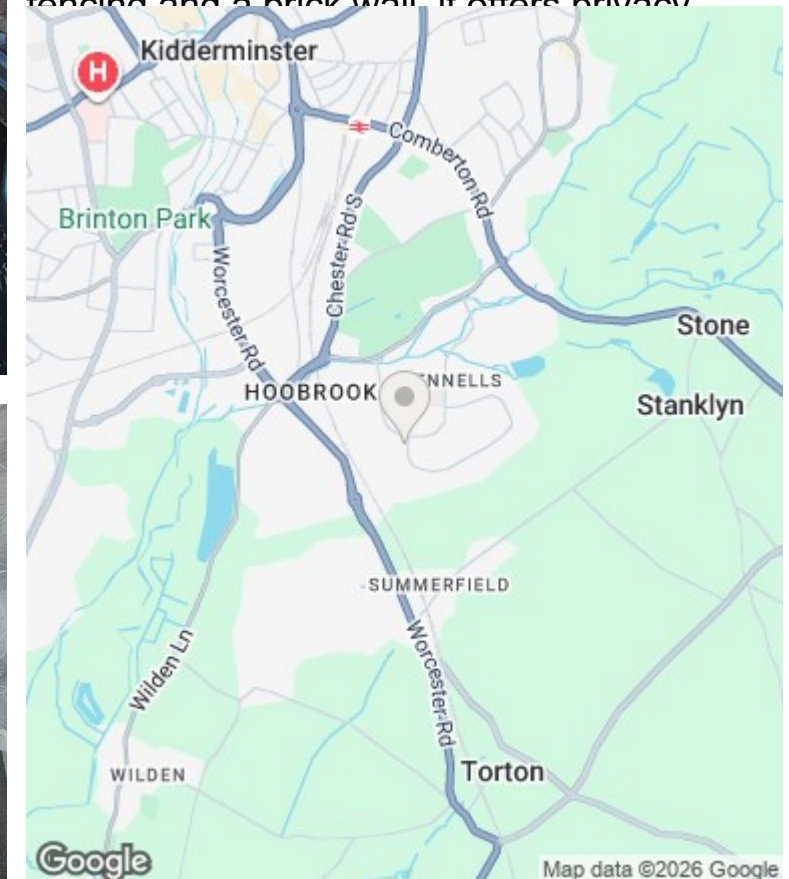




are fully tiled in a soft, neutral shade, complemented by a patterned floor tile, while a window provides natural ventilation and light.

Rear Garden

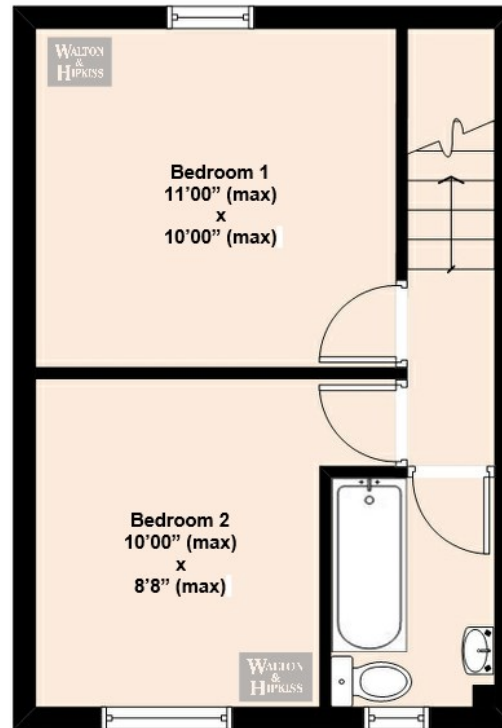
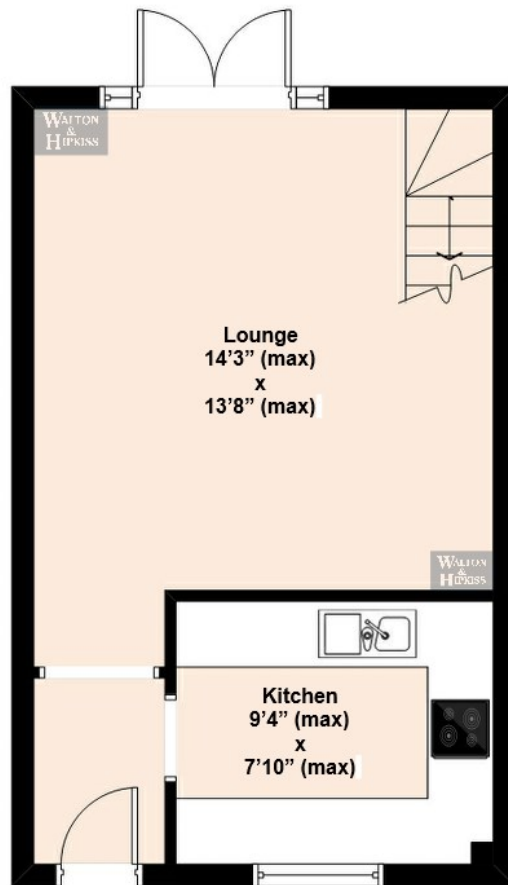
The rear garden is a low-maintenance outdoor space, featuring artificial grass and a raised decking area, perfect for seating or entertaining. Enclosed by wooden fencing and a brick wall, it offers privacy



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EPC Rating: C
Council Tax Band: B

