Severn Estates
40 High Street, Stourport on Severn
Worcestershire, DY13 8BS
01299 826777
sos@severnestateagents.co.uk
www.SevernEstateAgents.co.uk









4 Rectory Lane, Kidderminster, DY14 9RS

This link-detached house has been extended to the ground floor and offers flexible family space, and situated within the popular Village of Rock. The village offers a quiet rural setting but benefits from a Village Hall, Pub, beautiful Church and amenities close by including Farm Shop, convenience store, bus links and road networks leading to Bewdley, Kidderminster and Tenbury Wells. Having been well cared for the versatile accommodation briefly comprises a living room opening out to the kitchen diner, utility, shower room and lean-to to the ground floor. Two bedrooms with the potential to create a third) to the first floor. Benefiting further from off road parking, garage, countryside to the rear, and LPG heating.

EPC Band TBC.
Council Tax Band D.

Offers Around £260,000

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Entrance Door
Opening to the hall.

Hall
With stairs to the first floor landing, storage cupboard, radiator, and doors to the living room, and shower room.

Living Room
21'11" x 10'2" max, 7'10" min (6.70m x 3.10m max, 2.40m min)



Having a double glazed window to the front, feature gas fire with surround, radiator, coving to the ceiling, walkthrough the dining area of the kitchen diner.





Kitchen Diner



Dining Area
10'9" x 9'2" (3.30m x 2.80m)

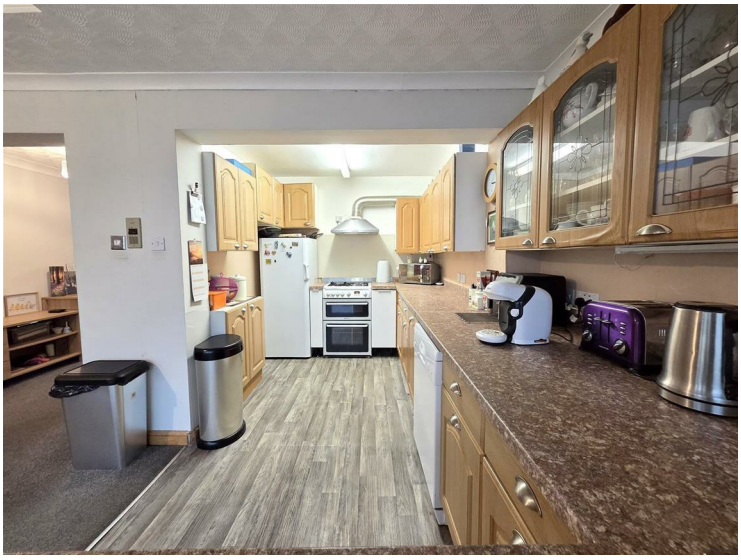


With a radiator, and coving to the ceiling.

4 Rectory Lane, Kidderminster, , DY14 9RS



Kitchen Area
18'4" x 7'10" (5.60m x 2.40m)



Fitted with wall and base units having a worksurface over, one and a half bowl sink unit with mixer tap, space for domestic appliance with extractor fan over, space for domestic appliance, plumbing for domestic appliance, door to the utility, and patio door with glazed side panels to the lean-to.

Utility



Fitted with wall and base units having a work surface over, single drainer sink unit, plumbing for washing machine, space for under counter appliance, part tiled walls, radiator, door to the lean-to, and doorway to the rear lobby.

Rear Lobby
With doors to the w/c, and garage.

W/C
With W/C.

Lean-To
23'7" x 11'9" (7.20m x 3.60m)



With windows and sliding doors to the rear garden.

4 Rectory Lane, Kidderminster, , DY14 9RS

Shower Room



Accessed from the entrance hall. Having a walk-in shower with glazed screen, w/c, wash basin set to base unit, heated towel rail, tiled walls, and storage cupboard.

First Floor Landing

With a double glazed window to the side, storage cupboard, coving to the ceiling, and doors to both bedrooms.

Bedroom One

10'9" to w/robe x 9'6" (3.30m to w/robe x 2.90m)



Having a double glazed window to the front, radiator, coving to the ceiling, fitted wardrobes with sliding doors and having a further storage area housing the boiler.

Bedroom Two

16'0" x 12'1" max, 7'10" min (4.90m x 3.70m max, 2.40m min)



Originally 2 bedrooms and could be divide back to create two bedrooms.
Having two double glazed windows to the rear, two radiators, and coving to the ceiling.





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Rear Outlook



Rear Garden



Having a decked area with steps leading to the lawn, and backdrop of a local field.

Outside



Having driveway providing off road parking, access to the garage, and access to the sunken LPG tank.

Garage

With double doors to the front, and rear pedestrian door to the rear lobby.

Council Tax

Wyre Forest DC - Band D.

Services

The agent understands that the property has mains water / electricity / LPG / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

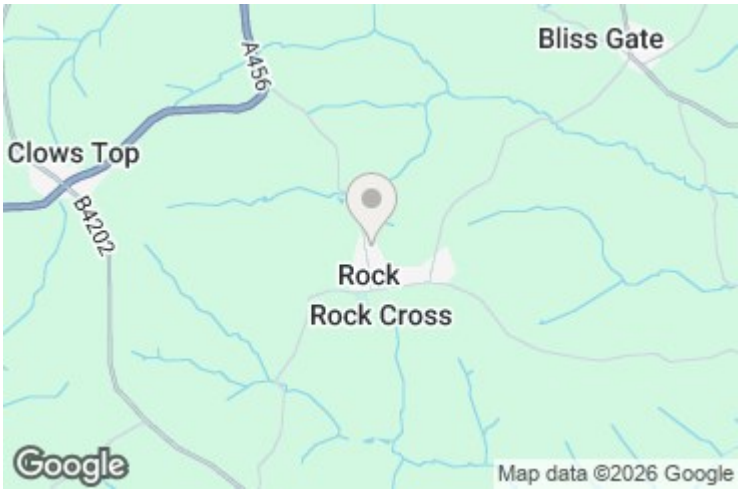
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MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

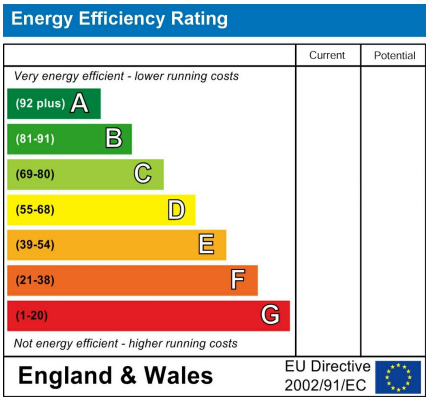
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RF-230226-V1.0

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Ground Floor
Lean-to
Utility
Dining Area
Kitchen Area
Garage
Living Room
Hall
First Floor
Bedroom 2
Bedroom 1


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC