



Hoo Road

KIDDERMINSTER

Offers Over
£260,000



Three Bedroom Semi-Detached House

Features.

- THREE BEDROOMS
- FAMILY BATHROOM AND DOWNSTAIRS WC
- KITCHEN/DINER
- LOUNGE AND FAMILY ROOM
- HOME OFFICE/STUDY PROVIDING SPACE TO WORK FROM HOME OR AN IDEAL HOME BUSINESS SPACE WITH POWER, AND HOT AND COLD WATER SUPPLY
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- WITHIN FIVE MINUTE WALK OF KIDDERMINSTER TRAIN STATION

Description.

A beautifully presented three bedroom semi-detached family home, offered with a kitchen/diner, lounge, space to work from home/run a home based business in powered garden house and off road parking, situated in Kidderminster.

The property is approached via a block paved driveway providing off road parking. Once inside, a secure porch leads directly into the hall with doors off to; a downstairs wc; lounge with a feature fireplace and bay window; kitchen/diner; family room with French doors leading out to the garden.

Stairs from the hall lead up to the first floor landing with doors radiating off to; the master bedroom with a bay window; double bedroom two; bedroom three and a family bathroom with a shower situated over the bath.

Outside, the property enjoys a private rear garden with a paved patio and fenced boundaries; shed and powered garden house with power and hot and cold water supply, ideal for use as a home office providing space to work from home, or beauty business similar to the current vendor's.

Situated in Kidderminster, the property enjoys easy distance to the parish, market town with a good selection of retail shops, eateries and amenities, as well as local attractions including West Midlands Safari Park, Go Ape and the Wyre Forest. In addition, the property benefits from being just a five minute walk from Kidderminster Train Station.



Room Dimensions:

Hall

Lounge: 14' 6" x 11' 0" (4.43m x 3.36m) max

Kitchen/Diner/Family Room: 19' 5" x 19' 0" (5.92m x 5.80m) max

WC 4' 9" x 4' 6" (1.47m x 1.39m)

Stairs To First Floor Landing

Master Bedroom: 14' 11" x 11' 0" (4.57m x 3.37m) max

Bedroom Two: 11' 0" x 13' 0" (3.36m x 3.98m)

Bedroom Three: 8' 9" x 8' 0" (2.67m x 2.44m)

Bathroom: 7' 10" x 6' 8" (2.40m x 2.04m)

Office: 9' 4" x 19' 4" (2.86m x 5.90m)

Store: 7' 0" x 8' 0" (2.15m x 2.46m)



Hoo Road, Kidderminster Ground Floor



First Floor



Total Area
Excluding
Outbuildings
Approx
104.7 sq m
1127.0 sq ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: D

COUNCIL TAX BAND: B

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Bromsgrove office on:

01527 872 479

Alternatively, you can scan below to view all of the details of this property online.



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