



**12A Baskerville Road
Kidderminster
Worcestershire**

**G HERBERT
BANKS**

**12A Baskerville Road
Kidderminster
Worcestershire
DY10 2YF**

A well-presented 3 bedroom detached family home.

Entrance Hall, Breakfast Kitchen, Living Room, W.C.

3 Bedrooms and Family Bathroom.

In all about 907 sq.ft

Driveway Parking and Rear Garden.

Situation

12A Baskerville Road is located in a cul-de-sac location off Sion Hill.

Kidderminster is a large Wyre Forest town, which provides an extensive range of amenities including: A railway station with direct connections to Birmingham and London. The property lies within walking distance to Baskerville convenience store, The Hare and Hounds Pub, Baskerville Play Park and both junior and senior schools.

Description

12A Baskerville Road is currently being offered for sale with Tenants in Situ. This is an ideal investment opportunity to obtain a large family home with long standing tenants.

Approached into an entrance hallway with stairs rising to the first floor, a number of doors lead off to the breakfast kitchen, living room and downstairs W.C.

The good-size breakfast kitchen has a range of wall and floor mounted cabinets with working surfaces over and a number of spaces for free standing appliances.

There is a downstairs cloakroom and useful storage cupboard.



The light and bright dual aspect lounge has feature fireplace and French doors leading out to the rear garden.

To the first floor are 3 bedrooms and family bathroom with W.C, sink basin and bath with shower over.

Outside

The rear garden is mainly laid to lawn which wraps around to the side with patio area.

Block paved driveway to the front of the property which provides parking for several cars.

General Information

Agents Note

The property is currently tenanted and a conditional contract could be entered into on the basis of vacant possession being attained.

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority

Wyre Forest District Council Tel: 01562 732928

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

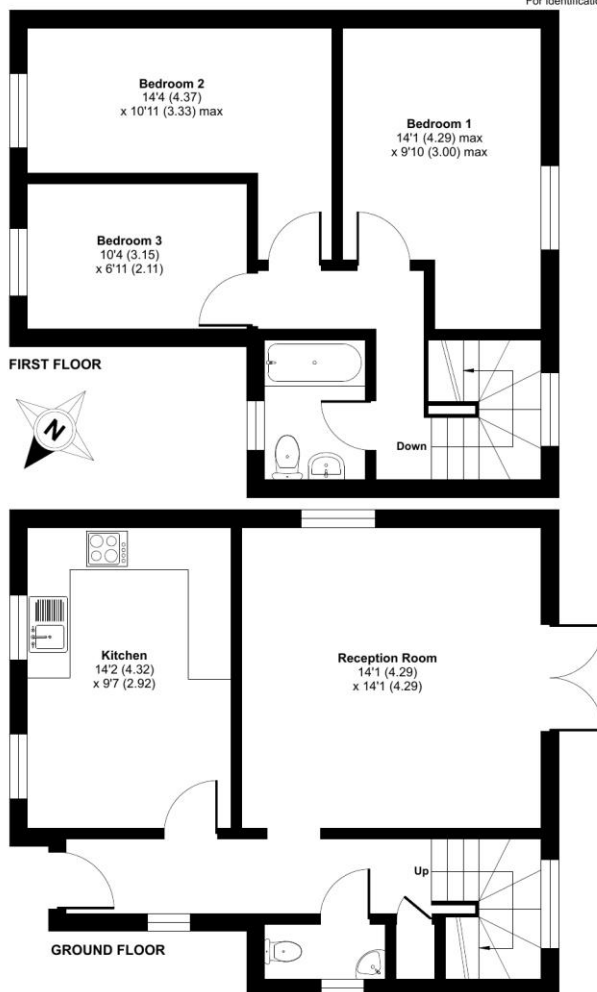
From Kidderminster proceed around the ring road onto the Stourbridge Road A449 signposted to Wolverhampton. In Broadwaters take a left-hand turn into Sion Hill and then the 2nd left-hand turn into Upton Road, take the 1st right into Baskerville Road then property will be located on your left-hand side as identified by our agents for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Baskerville Road, Kidderminster, DY10

Approximate Area = 907 sq ft / 84.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nrichecom 2023. Produced for G Herbert Banks LLP. REF: 957429



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RICS

rightmove.co.uk
The UK's number one property website

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