



19 Ismere Way  
Kidderminster  
Worcestershire

**G** HERBERT  
BANKS

**19 Ismere Way  
Kidderminster  
Worcestershire  
DY10 2YG**

**A deceptively spacious family home in a cul-de-sac location.**

**Entrance Porch, Hallway, Lounge, Family Room, Kitchen/Breakfast Room, Dining Room, Lean to Conservatory, Downstairs W/C and Shower Room.**

**3 Double Bedrooms and Family Bathroom.**

**In all about 1262 sq.ft.**

**Large Driveway and Rear Garden.**

**Situation**

19 Ismere Way is located in an established 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**

19 Ismere Way 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 porch, this leads into a good-sized entrance hallway, with stairs rising to the first floor.

Good sized lounge with feature gas fireplace.

The large kitchen has a range of wall and floor mounted cabinets, freestanding Flavel range cooker with gas hobs and extractor hood over. There are spaces for fridge freezer, and dishwasher.

There are two further reception rooms, one presently used as a dining room and the other as a family playroom/gym. Lean to Conservatory off with doors leading out to the rear garden.

Downstairs shower room with W.C and sink unit.

To the first floor are 3 double bedrooms, with family bathroom.



**Outside**

The rear garden is a good size mainly laid to lawn with secure fencing and an outbuilding used for storage.

Large stone driveway offering plenty of parking space.

**General Information**

**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 3rd right hand turn into Ismere Way, the 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		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sales particulars produced March 2023

# Ismere Way, Kidderminster, DY10

Approximate Area = 1262 sq ft / 117.2 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). © nrichcom 2023. Produced for G Herbert Banks LLP. REF: 957426

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