

# 19 Ismere Way Kidderminster Worcestershire DY10 2YG

A deceptively spacious family home in a culde-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**

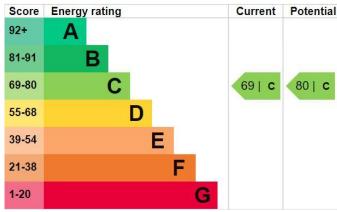
Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

## 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.



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). @nkchecom 2023. Produced for G Herbert Banks LLP. REF: 957426.



G.Herbert Banks
The Estate Office, Great Witley
WORCESTER WR6 6JB
Tel: 01299 896 968
Email ghb@gherbertbanks.co.uk
www.gherbertbanks.co.uk







AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor or the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.



