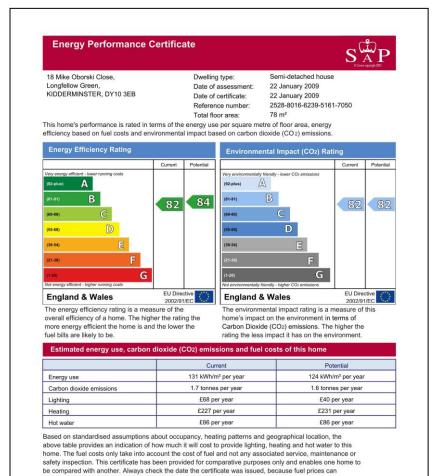
18 MIKE OBORSKI CLOSE **KIDDERMINSTER WORCESTERSHIRE DY10 3EB**









Kidderminster 01562 822244

Stourport-on-Severn 01299 822060

Tenbury Wells 01584 811999

Lettings **Cleobury Mortimer** 01299 270301 01562 861886

REGISTERED IN ENGLAND & WALES NUMBER: OC310186

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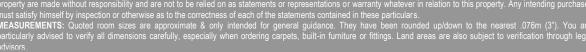
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ASSOCIATE MEMBERS: Katie H Morris BSc (Hons), MRICS, FAAV. RD Williams BSc (Hons), MARLA, MNAEA. Annette Kirk, Tom Greenow BSc (Hons) MNAVA, Laura Morris BSc (Hons), PG Dip Surv MRICS, MNAEA, L D Anderson MNAEA, Mr SW Edwards, BA (Hons), PgDipSurv, MRICS, IRRV (Hons). Mr GO Jones BSc(Hons), MRICS. Mr P P Blackman-Howard.

PARTNERSHIP ACCOUNTANT: Matthew Kelly

CONSULTANTS: CJ Smith FRICS. R A Cory BSc, Est Man, MRICS.. RS Gwilliam FRICS, FAAV, FLAA. LD Thomas FRICS, FAAV. TW Jones BSc (Hons), FRICS. RR Williams BSc, FRICS.

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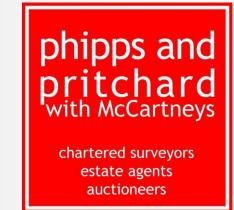












18 MIKE OBORSKI CLOSE **KIDDERMINSTER WORCESTERSHIRE DY10 3EB**



An excellent opportunity to purchase a spacious three bedroom semidetached house. New in 2009. Hall. Cloakroom/w.c. Kitchen. Through Living/Dining Room. Family Bathroom. Double glazed. Gas to radiator central heating. Private walled garden. Private driveway/off-street parking. 'Energy Rating B'

PRICE: OFFERS IN EXCESS OF £165,000

www.phippsandpritchard.co.uk

This is a spacious family property offering a hall with cloakroom/w.c., fully fitted kitchen, a good through living/dining room, three good bedrooms and a private walled garden to the rear and private parking to the front.

Located on the popular Offmore Farm estate which is well provided for with local convenience shopping and First School, this is an excellent property to enter onto the "property ladder".

Our Vendor Clients have prepared a spread sheet with the total running costs that they will be only too delighted to go through with you.

We would recommend your earliest inspection of the property to avoid disappointment, the accommodation more fully comprises:

Hall - 5' 7" x 13' 9" (1.7m x 4.2m) Panelled door with opaque double glazed insets to front. Double radiator. One double power point. Telephone point. Useful under stairs cupboard area with light. Mains wired fire alarm. MCB fuse board. Door chimes.

Cloakroom/w.c. - 6' 6" x 5' 4" (1.97m x 1.63m) Opaque double glazed window to front. Low level w.c. Pedestal wash hand basin. Radiator. Ceiling light point.

Kitchen - 8' 3" x 10' 5" (2.51m x 3.18m) Double glazed window to front. Base units and wall cupboards. Stainless steel sink unit. Space and plumbing for washing machine. Space and plumbing for dishwasher. Integrated fridge and freezer. Integrated fan oven and grill. Four ring gas hob with extractor hood over. Wall mounted 'Ideal' gas central heating and domestic hot water combi boiler (due to be serviced May 2016). Six recessed spotlights to ceiling. Ceramic tiled floor. Three double power points. Ceiling mounted fire alarm.

Through Living/Dining Room - 18' 1" x 9' 0" + 12'6" (5.5m x 2.75m + 3.8m) Double glazed window and door to rear. Double glazed window to side. Five double power points. TV aerial point. Broadband point. Two single radiators.

First Floor Landing - Double glazed window to side. Handrail and balustrade to stairwell. One double power point. Ceiling light point.

Bedroom No 1 - 9' 2" x 11' 8" (2.8m x 3.55m) Double glazed window to front. Radiator. TV aerial point. Telephone point. Three double power points. Ceiling light point.

Bedroom No 2 - 7' 10" x 9' 10" (2.4m x 3.0m) Double glazed window to rear. Three double power points. Two telephone points. TV aerial point. Radiator.

Bedroom No 3 - 7' 1" x 9' 10" (2.15m x 3.0m) Double glazed window to rear. Radiator. Three double power points. Ceiling light point.

Family Bathroom - 6' 6" x 8' 6" (1.97m x 2.59m) Opaque double glazed window to front. Pedestal wash hand basin. Low level w.c. Panelled bath with thermostatic shower unit over and screen to side. Radiator. Ceiling light point.

Outside - To the front of the property is a private tarmacadam driveway with off-street parking. To the rear of the property is a private walled garden with pedestrian gated access. There is visitor parking located to the rear of the property.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage.

TENURE: Freehold upon completion.

N.B. There is a **Service/Management Charge** of £16.92 per month payable to Wyre Forest Community Housing Trust for maintenance of communal services including lighting, carpark and warden attendance.

We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

CURRENT COUNCIL TAX BAND: B

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

DIRECTIONS TO THE PROPERTY: Exit Kidderminster ring road in the direction of Birmingham (A456). Proceed up Birmingham Road to the traffic lights at The Land Oak and continue straight over (A456). Proceed along the dual carriage way taking a right hand turn (crossing over the dual carriageway) into Husum Way. Proceed to

the end of Husum Way and turn right into Tennyson Way. Continue along Tennyson Way taking a left hand turn into Gray Close and then left again in Mike Oborski Close where the property will be seen identified by the Agents 'For Sale' board.

MORTGAGE ADVICE: Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

Find us on the following websites: www.phippsandpritchard.co.uk www.onthemarket.com www.rightmove.co.uk

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