51 Round House Wharf is a modern three storey Town house situated in a walled and gated canal side development centrally located to Kidderminster town centre. The property is very well presented and provides spacious accommodation over three floors. To the front of the property is off road parking for 1 car (further parking available in the visitors spaces) & Integral garage. To the rear is an enclosed and private Low maintenance garden.

**Canopy Porch:** with tiled floor, ceiling light point, storage cupboard and front door to:

**Hallway:** Double glazed window to the front, radiator, ceiling light points, useful built in storage cupboard with shelving, intercom system for the main entrance gates, stairs rising to the floor and doors radiating off.

**Downstairs WC:** Fitted with a white suite comprising WC, wash hand basin, splash back tiling, ceiling spot lights, radiator, and wood effect floor.

**Kitchen/Diner:** 14’09”(max) x 8’09”(max)
The modern kitchen comprises a range of wall and base units with roll top work surfaces over, 1 ½ bowl sink and drainer unit with mixer tap, integrated gas hob with electric oven under and a canopy extractor hood over, integrated fridge and freezer, washing machine and dishwasher. Double glazed window and French doors leading to the rear garden.

**On the First Floor**

**Landing:** Doors radiating off, stairs to the first floor, radiator, ceiling light points

**Lounge:** 14’10”(max) x 10’05”(max)
Gas fire with mantel surround, double glazed window front and French doors leading on to the Juliet balcony ideal for seating and enjoying the morning sun. Radiator, ceiling light point and wall light points.
Bedroom Three: 9'00”(max) x 6'09”(max)  
Double glazed window to the rear, radiator, ceiling light point.

Bedroom Four: 8'11”(max) x 7'09”(max)  
Double glazed window to the rear, radiator, ceiling light point.

On the Second Floor

Landing: Doors radiating off, stairs to the first floor, radiator, ceiling light point, loft access.

Bedroom One: 11'04”(max) x 10'04”(max)  
Double glazed windows a to the front, radiator, ceiling light point and door leading to EN-SUITE  
Fitted with a white suite comprising wash hand basin, WC, shower cubicle with mains shower, ceiling spot light, radiator splash back tiling.

Bedroom Two: 9'01”(max) x 9'01”(max)  
Double glazed window to the rear, radiator and ceiling point.

Family Bathroom: 9'03”(max) x 5'05”(max)  
Fitted with a white suite comprising a WC, wash hand basin, panel bath, obscure glazed window to the rear, splash back tiling, wooden effect flooring.

OUTSIDE

Integral garage: 16'11”(max) x 7'10”(max)  
Up and over door to the front with power and light.

Front: Bloc paved driveway providing off road parking for 1 car with pathway to front door and shrubbery garden to the left and access to the garage.

Rear Garden: The low maintenance rear garden is enclosed on all 3 sides incorporating a patio seating area, gravelled area and a raised decked seating area excellent for entertaining.
IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property’s structural integrity, ownership, tenure, acreage, planning/ building regulations’ status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations’ matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

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