



6 Round Hill Wharf | | Kidderminster | DY11 6US

£159,999

No upward chain is offered on this very well presented, three bedroom, end terrace town house, boasting gas central heating and double glazing. Integral garage, cloakroom, lounge with balcony, dining kitchen with integral appliances and access to the rear garden. Gated development with canal views.

- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- THREE BEDROOMS
- INTEGRAL GARAGE AND PARKING



Property Description

GENERAL INFORMATION

No upward chain is offered on this very well presented modern three storey town house, within secure development, close to the town centre. An ideal opportunity for a buy to let or owner occupier.

The canal side is extremely well presented with seating, mature planting and fruit trees, perfect just for sitting and enjoying the scenery, watching the world go by.

The development was carefully planned with security gated access off Park Lane. Landscaped communal areas and waterside access.

In more details the property comprises parking, garage and garden. Three bedrooms, one with en suite facilities, dining kitchen with access to the partially decked garden area. Lounge with balcony overlooking the canal side. Family bathroom and cloakroom.

This property is certainly worth a visit to appreciate space and condition.

APPROACH

Side border well stocked, side pedestrian gated access to the rear. External gas meter. Outside light having recessed front door. Inset down light, with built in store cupboard housing electric meter. Feature door into;

RECEPTION HALL

Coving to the ceiling, two ceiling light points, radiator, wall mounted alarm panel, stairs rising to the first floor accommodation, wall mounted intercom which gives access to the gate. Door leads into the garage.

CLOAKROOM

Pedestal wash hand basin, with mixer shower tap, close coupled en suite, inset ceiling lights, radiator and wall mounted extractor.

FIRST FLOOR LANDING

Side facing window, stairs rising to the second floor accommodation, two ceiling light points and coving. The lounge and kitchen are found on this floor.

LOUNGE FRONT

14'8 max X 12'9 max (4.476m X 3.8m) Feature fire surround with inset gas fire upon stone effect plinth. French door to front elevation flanked by two windows. Maximising light and canal view. French doors open to a small covered balcony here too is outside lighting, with metal railings. Coving to the ceiling, ceiling light point, two wall light points, aerial point and radiator.

DINING KITCHEN

14'8 max X 9' max (4.471m X 2.747m) Arranged in a U shaped, units to the wall and base with latter having complimentary roll edged working surface over. Inset one and a half bowl stainless steel sink unit with mixer tap over. Partial tiling to the walls providing splash back. Concealed wall mounted Ferrolli combination boiler, which provides the domestic hot water and central heating requirements for this property. Inset four ring gas hob unit with large stainless steel ducted extractor hood over, with stainless steel splash back, built in electric oven. Integral fridge freezer, integral dishwasher, integral washing machine. Vinyl flooring, radiator, rear window, French door to rear garden. Inset ceiling spot lights and space with space for dining table.

STAIRS RISING TO THE SECOND FLOOR AND LANDING

Having coving to the ceiling, side facing window, ceiling light point, radiator with access to the roof void which has not been inspected.

BEDROOM ONE FRONT

15'9 max X 11'11 max (4.803m X 3.625m) Coving to the ceiling, radiator, ceiling light point, two wall light points, window overlooking the canal and door into the en suite area. Having wall mounted sink unit with mixer tap over, wall mounted shaver point, inset ceiling spot lights, ceiling extractor fan and shower enclosure with bi folding door. Fully tiled walls and shower fed

directly from the boiler.

BEDROOM TWO REAR

12'4 max X 8'3 max (3.771m X 2.510m) Rear facing window, ceiling light point and radiator,

BEDROOM THREE REAR

9'2 max X 6'1 max (2.794m X 1.874m) Ceiling light point, radiator, telephone point, with window to the rear elevation.

BATHROOM

White suite to comprise; Paneled bath having mixer tap, pedestal wash hand basin, again with mixer tap, close coupled we suite, partial tiling to the walls providing splash back, wall mounted shaver socket, inset ceiling spot lights, ceiling mounted extractor fan, radiator with side facing window.

REAR GARDEN

Gated pedestrian access from the front. Steps rise to gate and then paved pathway along side of property to the rear garden. Majority decked with balustrade, space for garden furniture, outside lighting and water. Gravel bed, ideal for inset low growing shrubs and pots perhaps? Partially fenced and part brick wall, perfect for growing plants against.

GARAGE

Power and lighting, wall mounted consumer unit, front facing metal up and over door. Good size.

ADDITIONAL INFORMATION

A well presented house full of natural lighting which is neutrally decorated. Carpets are a complimentary colour too.

Parking and garage. Gated development, with the gates bring shut early evening. The occupants have a fob to gain access themselves, whilst the houses have intercom systems too to allow visitors through.

Ideal location for the town. For the able one can walk along the canal side into town.

View of the canal side, with seating area, fruit trees and mature planting. A pleasant area to sit.

Fully double glazed. Gas central heating via combination boiler.

The property is freehold, however there is a management company set up for the communal areas, gated access and landscaping for instance. The service charge is approximately £300 per annum, currently paid half yearly.

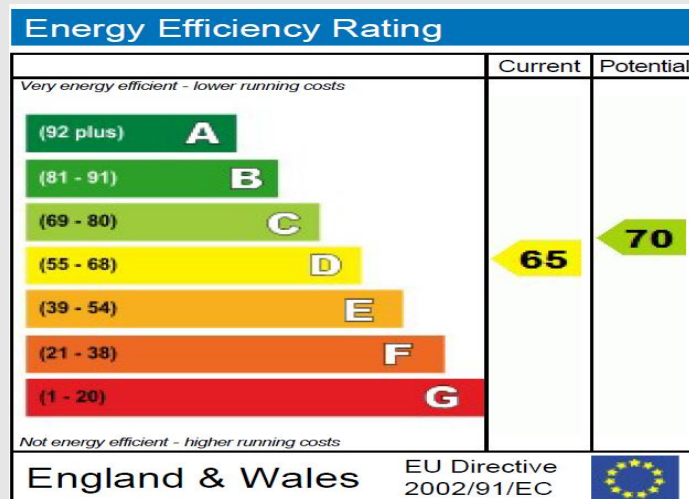
Council Tax is a D banding, payable to Wyre Forest District

Council.

Cable and Sky TV are available in the area.

FIXTURES AND FITTINGS

No item not specified within will be included in the sale price. However, certain items may be available by separate negotiation with the vendors.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

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