An immaculately presented 3-bedroomed detached family home set within the popular Spennells Valley Estate, on the Worcester/Bromsgrove side of town. The property enjoys a superb head of cul-de-sac position sitting on a substantial plot. Reception hall, wc/cloaks, lounge, dining room, fitted kitchen, pantry, conservatory, 3 bedrooms, family bathroom, driveway, garage, fore and rear gardens, end of chain.

Energy Rating: D

**PRICE:** OFFERS IN THE REGION OF £220,000
**DESCRIPTION** - Number 132 Linnet Rise is an immaculately presented 3-bedroomed detached family home offering well proportioned versatile accommodation.

Located on the Bromsgrove/Worcester side of Kidderminster, conveniently positioned for ease of access for daily commutes to the West Midlands Conurbation, or Worcestershire.

We would recommend an early inspection of the property to avoid disappointment and the accommodation more fully comprising:-

**UPVC double glazed door opens to:**

**RECEPTION HALL** - having ceiling light point, single gas central heating radiator, doors radiate to WC/Cloaks, Lounge, Pantry/Storage Cupboard and kitchen. Coving to ceiling and tiled floor.

**LOUNGE** - 16’ 6” x 11’ 3” (5.02m x 3.44m) having front facing UPVC double glazed leaded window, double central heating radiator, television aerial point, ceiling light point, Cove to ceiling, feature fireplace with marble back and hearth, coal effect gas fire inset, rear facing UPVC double glazed leaded French doors opening out on to the landscaped rear gardens.

**DINING ROOM** - 13’ 9” x 7’ 11” (4.19m x 2.41m) having rear facing door, ceiling light point, television aerial point, single gas central heating radiator.

From the Dining Room doors radiate to :- Kitchen, lounge and rear door opens to conservatory, stairs rise to first floor landing.

**CONSERVATORY** - 14’ 1” x 11’ 9” (4.30m x 3.59m) being UPVC double glazed with brick base, ceiling light point, door opens to garage, wood effect laminate floor covering.

**KITCHEN** - 10’ 3” x 8’ 1” (3.13m x 2.46m) having both side facing and front facing UPVC double glazed leaded windows, ceiling light point. The kitchen is part tiled with roll top working surfaces and a range of wall and base cupboards, under-lighting to the cupboards, space and plumbing for washing machine, integrated brushed stainless steel 'Neff' electric oven and gas hob with cooker hood over, integrated fridge, tiled floor covering. Wate disposal unit.

**WC/CLOAKS** - having front facing UPVC double glazed leaded window, ceiling light point, single gas central heating radiator, having a Champagne suite comprising wc and wash hand basin with tiled splashback, a continuation of the tiled floor covering from the reception hall and kitchen, housing fuse board.

**Stairs rise from Reception Hall to:-**

**FIRST FLOOR LANDING** - having front facing UPVC double glazed leaded window, ceiling light point, single gas central heating radiator and smoke alarm, doors radiate to bedrooms, bathroom and airing cupboard and having loft access.

**MASTER BEDROOM** - 11’ 6” x 10’ 8” (3.51m x 3.24m) [max measurements in to doorway] having rear facing UPVC double glazed leaded window, ceiling light point, television aerial point, single gas central heating radiator, a double bedroom.

**BEDROOM TWO** - 11’ 6” x 8’ 5” (3.50m x 2.56m) [max measurements in to doorway] having rear facing UPVC double glazed leaded window, ceiling light point, further double bedroom with built-in wardrobe.

**BEDROOM THREE** - 8’ 6” x 7’ 8” (2.58m x 2.33m) having front facing UPVC double glazed leaded window, ceiling light point, single gas central heating radiator.

**FAMILY BATHROOM** - 7’ 6” x 6’ 4” (2.29m x 1.94m) having front facing UPVC double glazed leaded window, four ceiling spots, the bathroom is part tiled with a white suite comprising wc and wash hand basin inset in to a full wall width of white gloss vanity cupboards with chrome furniture, chrome ladder effect towel radiator, additional white gloss storage cupboard.

**AIRING CUPBOARD** - housing tank, immersion heater and three slatted shelves above.

**OUTSIDE:-**

**GARAGE** - 17’ 4” x 8’ 8” (5.29m x 2.63m) having up-and-over door to the front, light and power, space for fridge/freezer and tumble drier. Integral door opens to conservatory.

**FOREGARDEN** - The property sits well back from the kerbside behind a tarmac and dammed driveway, gravelled and established borders with mature shrubs leading to the garage. Gated access to the landscaped rear gardens.

**PRIVATE AND ENCLOSED SOUTH WEST FACING LANDSCAPED REAR GARDENS** - with paved patio area, adjacent lawned areas, established borders and mature shrubs. Gated access to the driveway and foregarden.

**SERVICES**:

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

**TENURE**:

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

**CURRENT COUNCIL TAX BAND:**

**D**

**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:**

From Kidderminster town centre proceed towards Bromsgrove along the Comberton Road. Turn right at the roundabout onto Spenells Valley Road. Take the third turning left into Heronswood Road and then the third turning right into Linnet Rise.

**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 Cle 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.

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