

Halls<sup>1845</sup>



2 Whitehill Road, Kidderminster, Worcestershire DY11 6JJ

01562 820880



Offers Invited  
£375,000



2 reception  
rooms



3 bedrooms



1 Bath/Shower  
rooms



Garden

Mileage (all distances approximate)

Bewdley 2 miles Hagley 8 miles Worcester 15 miles Birmingham 23 miles M5 Motorway J6 15 miles

- An Extended Detached Bungalow
- Would Benefit from Modernisation & Updating
- 3 Double Bedrooms ■ Living Room
- Kitchen Diner ■ Study/Occasional Bedroom
- Bathroom ■ Utility Room & Cloakroom
- Rear Garden Room ■ Garage & Parking
- Private Gardens ■ Viewing Recommended

#### DIRECTIONS

From the Agent's office in Franche Road proceed in a southerly direction towards Kidderminster. At the ensuing roundabout take the third exit continuing to the next roundabout, turning right past Kidderminster Hospital on the left hand side. At the traffic lights continue straight over onto Bewdley Hill and turn left at the top onto Sutton Park Road and after a short distance turn right onto Whitehill Road where no. 2 will be found on the right hand side as indicated by the agents For Sale board.

#### LOCATION

Whitehill Road has long been considered one of Kidderminsters premium locations and much sought after. It is conveniently and quietly located and just a short distance from the popular and historic Georgian riverside market town of Bewdley which offers excellent shopping, restaurants and schools in a wonderful position beside the River Severn.

It is also home to one of the stations for the Severn Valley Steam Railway. For more extensive shopping requirements, a wide range of amenities can be found within Kidderminster. Both the cities of Worcester and Birmingham are both extremely accessible and provide extensive social, retail, leisure and recreational facilities. The motorway is extremely accessible either at Worcester North Junction 6 of the M5 or indeed Junctions 5, 4 & 3. Additionally there are many mainline railway stations including Kidderminster, Hagley and Droitwich Spa all have connecting routes to London and the rest of the country. Birmingham airport is within 35 miles of the property.

#### DESCRIPTION

A wonderful opportunity to purchase a detached and extended spacious three double bedroom bungalow with generous accommodation in one of Kidderminsters most prestigious roads. The property offers wonderful potential for further improvement and updating and sits within private gardens with plenty of space.

2 Whitehill Road is approached over a tarmac driveway leading to an attached garage with a covered, solid wooden entrance door.

The main entrance leads into a spacious reception hall which in turn gives access to three double bedrooms, spacious living room, bathroom, separate cloakroom and fitted kitchen diner.

From the kitchen diner access can be gained into a generous rear utility room and also into an office or occasional bedroom and there is a large rear garden room. Access can also be gained from the utility room into the attached garage.



Each of the THREE DOUBLE BEDROOMS have a range of power points, radiators, TV aerial points, with two of the bedrooms having fitted wardrobes.



The BATHROOM offers a matching white suite of pedestal wash hand basin, low level close coupled WC, corner bath with extensive tiled surround, ornate mixer tap and wall mounted shower.



The LIVING ROOM overlooks the private garden with double glazed sliding patio doors giving access into the garden. The living room is well proportioned with dual aspect windows and a feature coal effect gas fire with stone hearth.

There is also a separate CLOAKROOM with low level WC and corner wash hand basin. The airing cupboard houses the factory lagged hot water tank and the 'Logik Heat 30' boiler.



The KITCHEN DINER is generously proportioned with a range of wooden fitted cupboards and units with tiled work surfaces and inset ceramic Belfast sink. There is space for electric cooker. There is an attractive ornamental Victorian style fire place and additional space for a dining table and chairs as well as a fitted Welsh dresser. There are UPVC double glazed windows to the front of the property and access can be gained from the kitchen into the rear office/occasional bedroom.



The OCCASSIONAL BEDROOM is situated to the rear of the property and has power points, radiator, ceiling mounted light fitting and double glazed window to rear aspect.

From the kitchen is a particularly useful and spacious utility room with further access into both the garage and rear garden room.

The UTILITY ROOM has a rolled top work surface with ceramic Belfast sink, additional shelving, plumbing and power points.

The rear GARDEN ROOM is well proportioned and offers glazed windows, pedestrian door to the garden, power points, TV aerial point, telephone point, lighting and a wall mounted electric heater.

The integral GARAGE offers concrete hard standing, up and over door, power, lighting, rear work shop area, glazed window and pedestrian access into the utility room.

### **OUTSIDE**

2 Whitehill Road sits within a generous and private plot with an initial tarmac driveway providing off road parking and leads to the attached garage with external water supply, courtesy and security lighting. There are mature hedge borders and cast iron gated access to all garden areas which are laid mainly to lawn with some paved pathways, hard standing areas, well stocked shrub and herbaceous borders further mature hedging and wooden panel fencing bordering the neighboring property.

### **SERVICES**

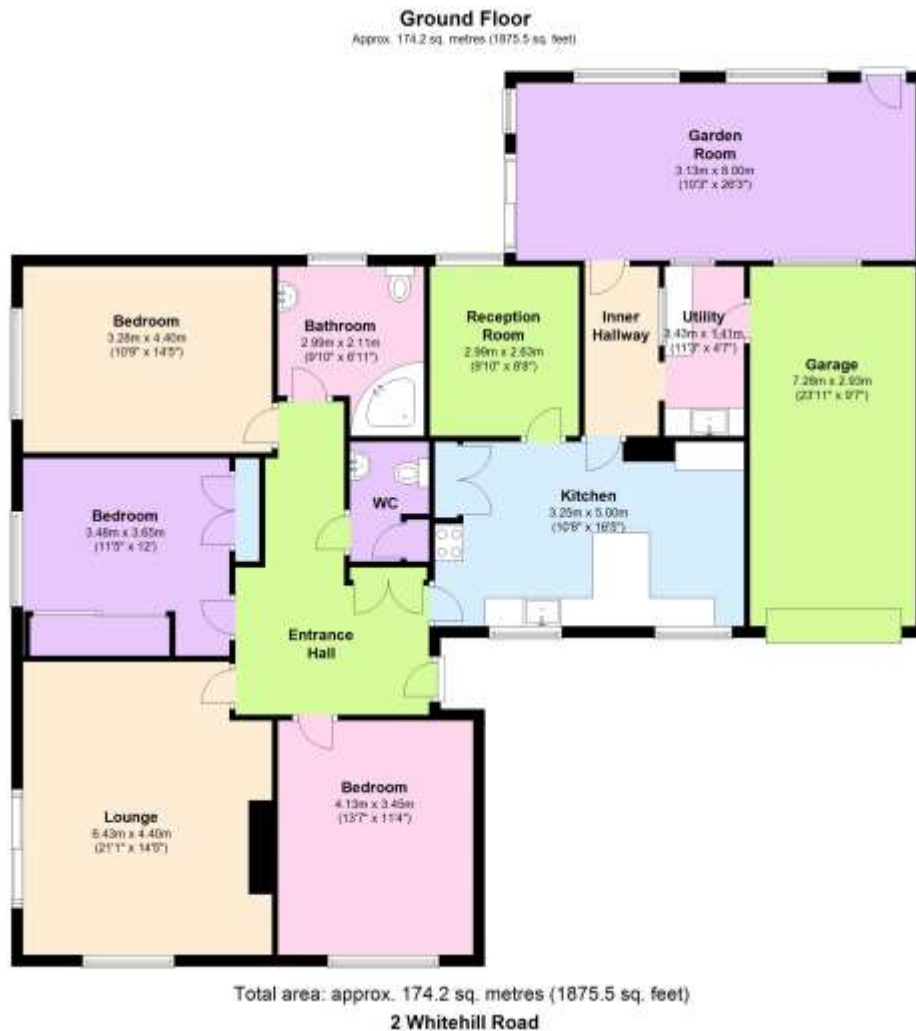
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

### **TENURE**

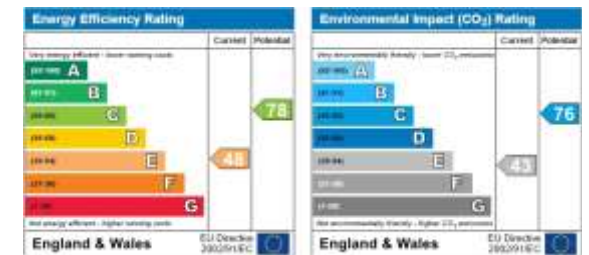
Freehold with Vacant Possession upon Completion.

### **FIXTURES & FITTINGS**

Only those items described in these sale particulars are included in the sale.



**Energy Performance Ratings**



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/Financial Advice.** We are able to recommend a completely independent financial advisor, who is authorized and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



**01562 820 880**

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