



Badgers Walk Park Homes,
Pool Lane, Clows Top, Kidderminster, DY14 9NT

- NO UPWARD CHAIN
- 40 X 20 FULLY RESIDENTIAL
- LARGE PLOT
- VIEWS

Hayden
Estates



GENERAL INFORMATION AND APPROACH

A small peaceful fully residential park situated in the village of Clows Top. Located well off the main road, the park benefits from good views.

Number 10 is a refurbished Stately Albion being 40 x 20 in size. Occupying a spacious plot at the bottom of the park with open views to the rear. Gated driveway providing good off road parking and garden to three sides. Fenced and hedged with Laurel, decking, gravel and block paved areas perfect for enjoyment of the outside space. Ideal for tubs and planters.

In detail the property boasts LPG central heating and double glazing. two bedrooms, both having built in furniture and one with en suite shower room. Lounge with electric fire and French doors to the garden, dining room with door into kitchen. Fitted kitchen with utility off and a bathroom. Refurbished throughout.

Viewings are highly recommended to appreciate all on offer here.

Gravel entrance leads to gated access with further block paving areas. Steps with wrought iron balustrade to front and kitchen doors both situated on the sides of the property. Covered entrance door with outside lighting allows access into the hallway.

RECEPTION HALL

L shaped hallway with coving to the ceiling, radiator with TRV, two recessed cupboards, one having a radiator within, wall mounted room thermostat, ceiling light point and access to the roof void not inspected.

LOUNGE

17' 4" x 11' 1" (5.28m x 3.38m) A good side and bright room courtesy window and French doors which leads to the garden. Great views can be enjoyed from here. Coving to the ceiling, ceiling light point with ceiling rose, wall light point, aerial point, radiator with TRV and fire surround for electric fire.

DINING ROOM

9' 2" x 8' 1" (2.79m x 2.46m) Having window overlooking garden and views, coving to the ceiling, telephone point, two radiators both having TRVs, ceiling light point with ceiling rose and door into kitchen.

KITCHEN

8' 1" x 7' 7" (2.46m x 2.31m) A good range of gloss white fronted units to the wall and base with the latter boasts complimentary roll edged working surface over. Inset stainless steel sink unit having mixer tap over. Partial tiling to the walls providing splash back. built in eye level double oven, inset four ring Electrolux gas hob unit having concealed extractor fan over. coving to the ceiling, ceiling light point, window, aerial point, vinyl floor covering and archway to the utility.

UTILITY

8' 2" x 5' 2" (2.49m x 1.57m) Having part glazed door, vinyl flooring, coving to the ceiling, ceiling light point and

BEDROOM ONE

11'2 x 9'6 With window, radiator and TRV, ceiling light point, coving and a range of built in furniture.

EN SUITE

8' x 4'10" Vanity sink unit with storage under. Large shower cubicle with mixer shower over. Close coupled wc suite, window, vinyl floor covering, radiator with ceiling light point. With extractor fan, light and shaver socket, fully tiled walls.

BEDROOM TWO

9'6" x 8'1" Window, radiator with TRV, coving to the ceiling, ceiling light point and a range of built in furniture.

BATHROOM

6'6" x 5'7" Paneled bath, close coupled wc suite, pedestal wash hand basin, heated towel rail, extractor fan, vinyl floor covering, coving to the ceiling, ceiling light point, partial tiling to the walls and shaver socket and light combination.

OUTSIDE AND GARDENS

A very spacious plot with open views to the rear. Gravelled driveway, gated entry, block paved and concrete hard standing with spacious decking areas also. Fenced and young Laurel hedging.

AGENTS OWN THOUGHTS

A great home for anyone wanting a little bit of privacy and views. Gated driveway with good off road parking. Small residential site. Certainly worth viewing.



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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Malvern Hills District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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