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## **6 Broadwaters Drive, Kidderminster, Worcestershire, DY10 2RY**

We are delighted to offer For Sale this Traditional style mid terraced house situated in this convenient and popular residential location. The accommodation has been recently modernised and improved upon and offers a stylish finish which comprises of a hallway, lounge / diner and kitchen to the ground floor, three bedrooms and refitted bathroom to the first floor. The property benefits further from double glazing, gas central heating system, new front driveway parking which has just been installed and rear garden. There is also a large car park opposite the property and access to main road networks. Book your Viewing today to avoid missing out. Available with No Upward Chain. Epc band D.

**Offers Around £180,000**

## 6 Broadwaters Drive, Kidderminster, Worcestershire, DY10 2RY

### Open Porch

With entrance door opening into the reception hall.

### Reception Hall

12'5" x 5'2" (3.8m x 1.6m)

Having wood effect flooring, staircase rising to the first floor landing, radiator, door to under stairs storage cupboard and dining area.

### Lounge Area

13'1" max into bay 10'9" min x 11'1" (4.0m max into bay 3.3m min x 3.4m)



Having a double glazed bay window to the front, wood effect flooring, radiator and archway to the dining area.

### Dining Area

11'1" x 10'2" (3.4m x 3.1m)



Having a double glazed sliding patio door to the rear garden, wood effect flooring door to the hallway and walkthrough to the kitchen area.

### Kitchen



Fitted with wall and base cabinets with wood effect doors and dark marble effect work surface over, single drainer sink unit with mixer tap, built in oven and gas hob with extractor over, space for domestic appliance, wall mounted boiler and double glazed window to the rear.

### First Floor Landing

7'2" x 5'6" (2.2m x 1.7m)

Having a double glazed window to the side, doors to the bedrooms and bathroom.

### Bedroom One

11'1" x 10'9" (3.4m x 3.3m)



Having a double glazed window to the front, radiator and wood effect flooring.

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### Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)



Having a double glazed window to the rear, radiator and wood effect flooring.

### Bedroom Three

7'6" x 6'10" (2.3m x 2.1m)

Having a double glazed window to the front, radiator and wood effect flooring.

### Bathroom

7'6" x 6'10" (2.3m x 2.1m)



Fitted with a white suite comprising of a panel bath with shower and screen over, pedestal wash hand basin, W/C, tiled flooring, tiled walls, double glazed window to the rear and radiator.

### Outside

Pathway to the front leads to the front garden, entrance porch and side passageway. (The vendor is currently having a driveway cut into the front garden which is due to be completed January 2021)

### Rear Garden



Tired garden with patio area and steps leading to the garden areas.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

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