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## 152 Baxter Avenue, Kidderminster, Worcestershire, DY10 2EX

This traditional mid terraced house is situated close to Kidderminster Town Centre and benefits from its amenities including the local train station, shopping facilities and main road networks. The property would make an ideal first-time-buy or buy to let having been greatly improved upon by the current owner with the accommodation being set over three floors it includes a stunning kitchen diner, living room, utility and w/c to the ground floor, two bedrooms and bathroom to the first floor and loft room. The property benefits further from a gas central heating system, cellar and double glazing. Early inspection is essential to avoid missing out, contact us today to book your viewing. EPC band E.

**Offers In The Region Of £135,000**



## 152 Baxter Avenue, Kidderminster, Worcestershire, DY10 2EX

### Entrance Door

Opening to the living room.

### Living Room

12'1" max x 11'1" (3.70m max x 3.40m)



Having a double glazed window to the front, radiator and sliding door to the lobby.

### Inner Lobby

With stairs to the first floor landing and archway through to the kitchen diner.

### Kitchen Diner

12'5" x 12'1" (3.80m x 3.70m)



The stunning kitchen has been refitted to a high standard and comprises wall and base units with complimentary worksurface over, built in oven, microwave and hob, integrated fridge-freezer and dishwasher, tiled splash backs, inset sink bowl with mixer tap, tiled flooring, radiator, door to the cellar, double glazed window to the rear and door to the rear lobby.



### Rear Lobby

With doors either side and door to the utility room.

### Utility Room

Having a worktop with plumbing and space for domestic appliance beneath, double glazed window to the side, tiled flooring and door to the w/c.

### W/C

With a w/c and double glazed window to the side.

### First Floor Landing

With doors to bedrooms one and two, bathroom and stairs leading to the loft room.

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### Bedroom One

11'9" max x 11'5" (3.60m max x 3.50m)



Having a double glazed window to the front, radiator and store cupboard.

### Bedroom Two

9'10" max, 7'2" min, 6'6" max (3.00m max, 2.20m min, 2.00m max)



Having a double glazed window to the side and radiator.

### Bathroom



Fitted with a white suite comprising a panelled bath with shower over, pedestal wash basin, w/c, part tiled walls, radiator, airing cupboard and double glazed window to the rear.

### Loft Room

18'8"\* x 11'9"\* (\*limited head height) (5.70m\* x 3.60m\* (\*limited head height))



With a double glazed window to the rear, sky light to the front and radiator.  
(\*Limited head height)



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## Outside



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.

RF-060221-V1.0



## Rear Garden

Having a slabbed area leading to the lawn.

## Agents Note

Please note we are uncertain as to the neighbouring right of way in relation to the rear garden and cannot confirm whether the loft conversion has building regulation approval; on both instances we recommended seeking the advice of your 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.

## Tenure - Not Verified

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

## 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.

## 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.

## 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.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC