



**WALTON & HIPKISS**

Established 1929

*Premier Homes*

**13 Batham Road,  
Kidderminster, DY10 2TW**





**13 Batham Road, Kidderminster, DY10 2TW: 13**

Batham road is approached via a gravelled driveway with mature shrubs either side, single glazed wood front door with glass panes either side. Garage door leading to garage.

**Hallway:**

Power points, single fitted radiator to wall, ceiling light point, stairs leading to first floor landing, doors leading to under stairs storage, w/c, lounge and kitchen.

**W/C:**

Laminate flooring to floor, low level W/C, wash hand basin with mixer tap over and storage unit under, ceramic tile splash back, ceiling light point, and single glazed obscure wooden window to side elevation.

**Kitchen: 13'06" (max) x 9'09" (max)**

Wall and Base units with laminate work surface and ceramic tile splash back. Stainless steel sink and drainer unit, single glazed wooden window to rear elevation. Gas hob with extractor fan above, integrated double electric oven, dishwasher and fridge/freezer. Ceiling light points and radiator to wall.

**Lounge: 12'08" (max) x 16'03" (max)**

Single glazed bow wooden window. Ceiling light points, power points, radiator to wall, electric fire with surround, tv aerial point and double doors leading to dining room.

**Dining room: 13'01" (max) x 8'09" (max)**

Radiator to wall, UPVC double glazed sliding door leading to conservatory, power points, ceiling light points, double doors leading to lounge.

**Conservatory: 9'11" (max) x 11'07" (max)**

UPVC double glazed windows and double doors, ceiling light point and power points.

Lounge – Single glazed wooden bow window to front elevation, Radiator to wall, ceiling light point, electric fire with surround, wall lights as well as TV aerial point.

**Landing:**

single glazed wooden window to side elevation, ceiling light point, doors leading to bedroom 1,2,3,4 and family bathroom.





**Bathroom: 5'06" (max) x 6'10" (max)**

Laminate flooring to floor, low level W/C, wash hand basin with mixer tap over, ceiling light point.

**Bedroom 1: 9'10" (max) x 14'00" (max)**

single glazed wooden window unit to front elevation, ceiling light point, radiator to wall, door leading to Ensuite shower room and power points.

**En-Suite:**

Laminate flooring to floor, single shower unit with shower, extractor fan, and electric heater.

**Bedroom 2: 11'09" (max) x 9'09" (max)**

Single glazed wooden window to rear elevation, ceiling spot lights, radiator to wall and power points.

**Bedroom 3: 11'00" (max) x 08'09" (max)**

Ceiling light point, single glazed wooden window to front elevation, radiator to wall and power points.

**Bedroom 4: 8'09" (max) x 6'10" (max)**

Radiator to wall, single glazed wooden window to rear elevation, power points and ceiling light point.

**Garage : 7'08" (max) x 17'11" (max)**

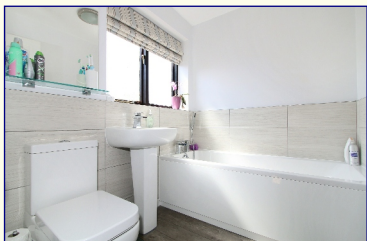
Accessed via the garden and driveway, power points, plumbing for washing machine, ceiling light point, up and over garage door.

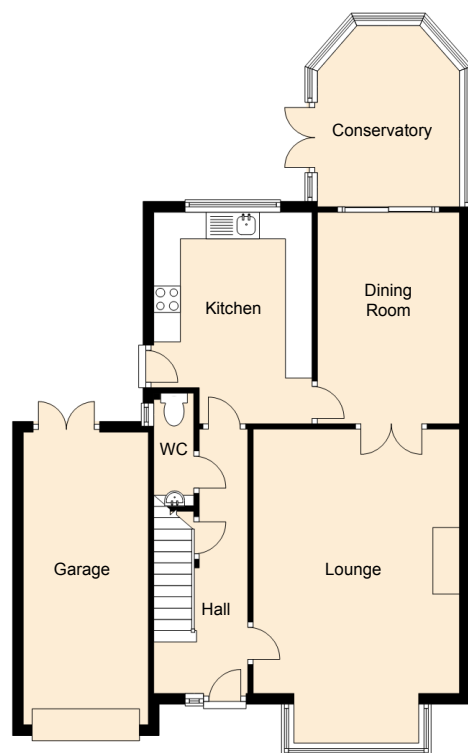
**Garden:**

slabed patio area, laid lawn with mature trees and shrubs either side of garden. Garden shed to rear.

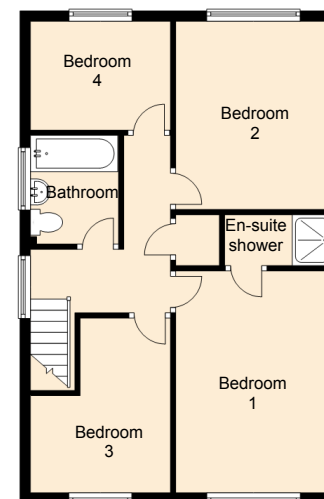
**TENURE:**

The property is Freehold



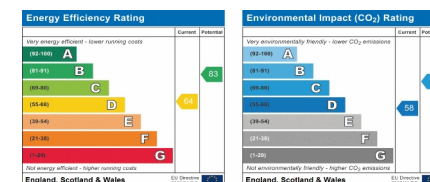


✧ Ground Floor



First Floor

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