



WALTON & HIPKISS

Established 1929

Premier Homes

**11 Round Hill Wharf
Kidderminster DY11 6US**



11 Round Hill Wharf is on a gated private road and is approached via a block paved walkway up through to a composite front door, also having a block paved driveway for one car directly which is directly in front of a garage with up-and-over garage door, outside light fitting, ceiling spotlight, a door leading to storage area and an approach to the composite front door having two panels of decorative glass panes and to the left a double glazed UPVC window having front elevation.

Entrance Hallway:

Having two ceiling light points, laminate flooring, wall mounted radiator, a door leading to integral garage, further door leading to downstairs WC, a wall mounted power point. Thermostat for the property is a portable one.

Garage: 19'02" (max) x 8'01" (max)

Having a ceiling light point, fuse box, power points and an up-and-over garage door.

WC: 5'10" (max) x 2'09" (max)

Having wall mounted radiator, a low level WC, wash hand basin with mixer tap, ceramic tile splashback, ceiling spotlights and an extractor fan.

Landing:

Stairs leading to first floor landing with ceiling light point, wall mounted radiator and a further light fitting.

Kitchen: 14'07" (max) x 9'00" (max)

Having tile effect laminate flooring, ceramic tile splashbacks surround, gas hob, electric oven and extractor hood and a stainless steel splashback, a UPVC double glazed window to the rear elevation and further double glazed doors leading out to the garden and having rear elevation, a stainless steel sink and drainer unit with mixer tap, a range of wall and base units with laminate work surface, ceiling spotlights and power points to wall.

Door leading into lounge.

Lounge: 14'06" (max) x 13'04" (max)

Having ceiling light point, wall mounted power points, a gas fire and surround, wall lights, a wall mounted radiator and a UPVC door leading onto a balcony, two further UPVC double glazed window units to the front elevation and TV aerial point.

Stairs leading to second floor landing.





Second Floor Landing:

Consisting of ceiling light point, wall mounted double radiator, power points and door leading into bedroom three.

Bedroom Three: 9'03" (max) x 6'02" (max)

Having a UPVC double glazed window unit to rear elevation, a wall mounted radiator and a ceiling light point.

Further door leading into master bedroom.

Master Bedroom: 8'06" (max) x 12'09" (max)

Having a ceiling light point, two wall light point, wall mounted power points, wall mounted radiator, double glazed window units to the front elevation and an en-suite.

En-Suite: 4'11" (max) x 2'05" (max)

Having a single shower unit with shower over, corner sink wash hand basin with mixer tap, tiled splashback surround, ceiling light points and extractor fan.

Bathroom: 5'01" (max) x 6'07" (max)

Having a low level WC, wash hand basin with mixer tap, bath with mixer tap over, ceramic tiled splashback, lino flooring, towel rail holder, a wall mounted radiator, a ceiling extractor fan and ceiling light points.

Bedroom Two: 8'01" (max) x 12'05" (max)

Having a single ceiling light fitting, a UPVC double glazed units to the rear elevation, a wall mounted radiator, TV aerial point, power points and bulk over the stairs.

Rear Garden:

Having gravelled area with wall to the rear and a decking area.

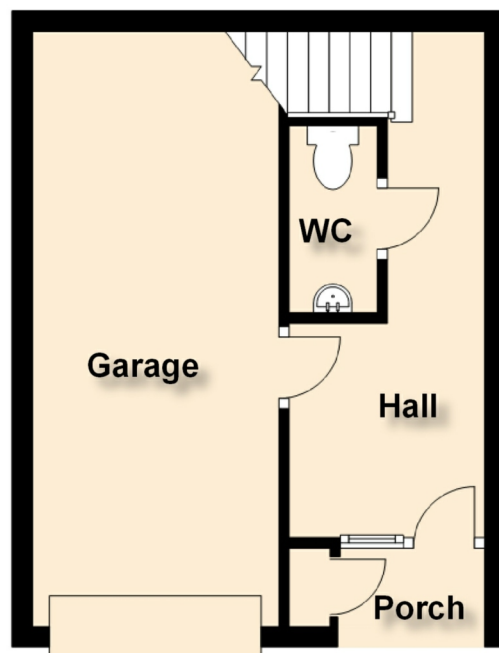
TENURE:

The property is Freehold.

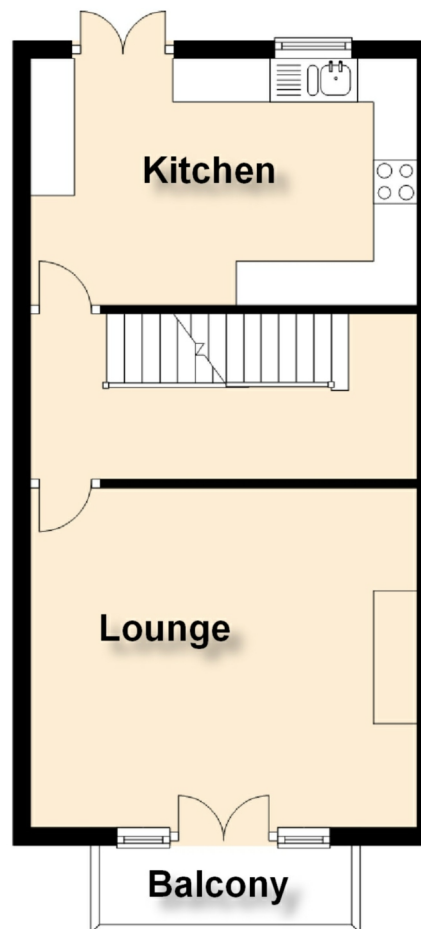
Please Note: There is a £300 annual service charge.



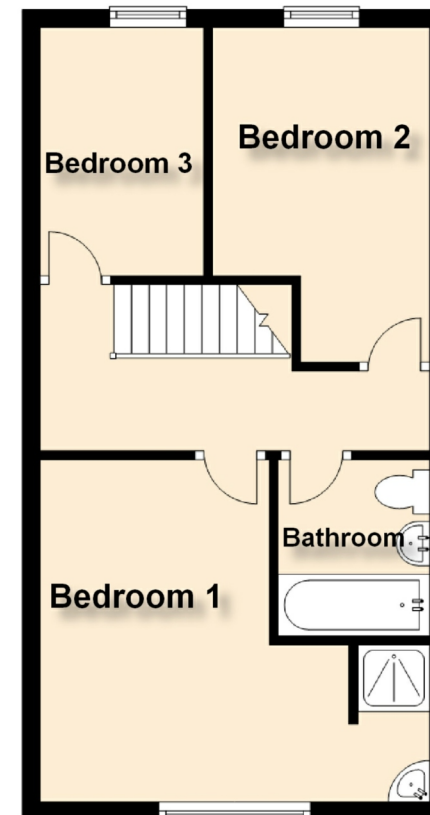
Ground Floor



First Floor

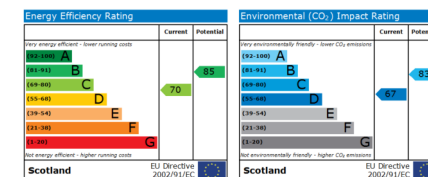


Second Floor



IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

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