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Sales, Lettings, New Homes & Commercial

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Blakedown
Kidderminster
DY10 3NG



**WALTON
&
HIPKISS**

www.waltonandhipkiss.co.uk

Located within this popular and sought after address of Blakedown, is this wow factor, four double bedroom family home. The property sits within this ideal location, on the border of countryside, yet within easy reach of Blakedown Train Station, local schools, village pubs and amenities.

Internally the property benefits from modernisation to include:-

GROUND FLOOR: Reception Hall with under floor heating doors lead into: Cloakroom, Study/Playroom, Super Sitting Room overlooking the rear garden, "Wow" factor kitchen with quartz surfaces, central island with breakfast bar and integrated appliances, Dining Room to the front elevation, Utility with sink and space for appliances. Additional versatile room ideal for hobby room, gym, gardening room.

FIRST FLOOR: Spacious landing with doors leading to Bedroom 1 with walk-in-wardrobe and En-suite, 3 Further Bedrooms all with fitted wardrobes, House Bathroom with bath and twin wash hand basins, separate fitted shower and w/c..

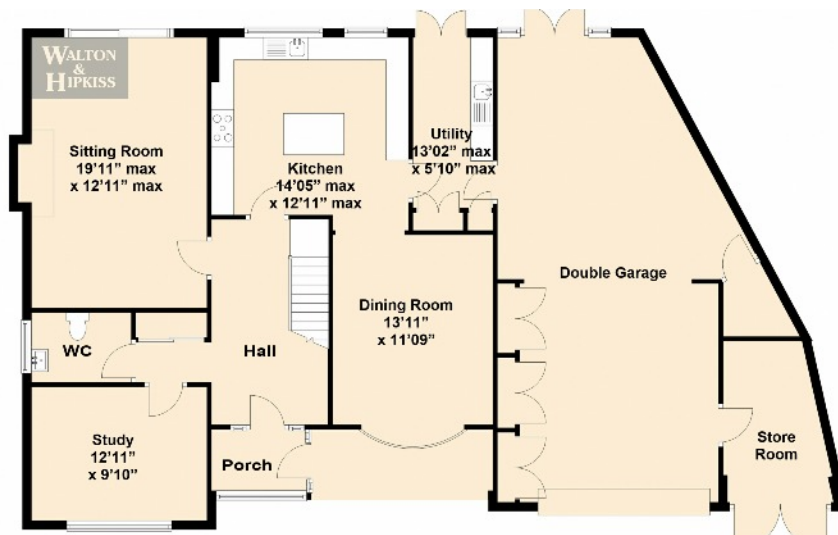
OUTSIDE: To the front Double Garage and Store Room to the side with drive leading up to enclosed porch.

REAR GARDEN : Patio area with steps leading down to mainly lawn and pathway with rear outbuilding with French Doors, which is ideal for entertaining having a built-in-bar, electric points, heaters and a Saniflo w/c. This room is ideal for gym, office, parties, working from home. etc.

This is a fantastic opportunity to acquire a spacious home in a sought after cul-de-sac and viewing's are advised early to avoid missing out.

EPC Rating D

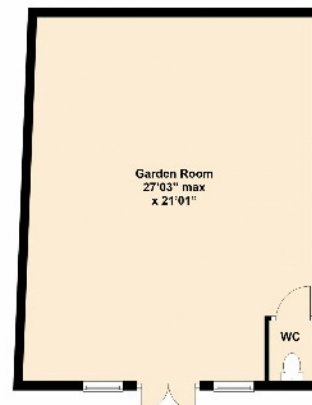
Council Tax Band: G



Ground Floor



First Floor



Garden Room





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.

All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.

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