



Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

**236 Marlpool Lane,
Kidderminster,
Worcestershire, DY11 5DL
Asking Price: £180,000**

- Traditional style three bedroom semi-detached family home
- Good road and bus links for Kidderminster town centre, Bewdley, Wolverley, Stourbridge and beyond
- Opposite Kidderminster Rugby Club
- Two reception rooms
- Bathroom with separate W.C.
- Beautifully presented rear garden with mature borders
- Brick garage (Access from Avill Grove)
- EPC=E



CASH BUYERS ONLY. An opportunity to purchase a traditional style three bedroom semi detached family home. Situated opposite Kidderminster Rugby Club, overlooking the rugby pitch. The property sits well for St. Catherines Primary School 'OFSTED' rated 'Good' as well as bus and road links to Kidderminster town centre, Wolverley, Bewdley and beyond. The property has been in the same ownership for a number of years and is now time for a new owner to take over and put their stamp on the property as it is in need of modernisation. This well proportioned accommodation comprises; welcoming hallway, dining room, lounge and kitchen. Upstairs there are three bedrooms and bathroom with separate w.c. Outside the property sits back from the roadside behind a fore garden with lawn and borders. To the rear is beautiful mature rear garden with a variety of mature shrubs and borders. Brick and tile garage with access from Avill Grove. The property benefits from gas fired central heating and no upward chain. EPC=E

Entrance Hall 13'7" x 5'8" (4.13m x 1.72m)

Fuse board. Under stairs storage cupboard housing gas meter, useful shelving and wooden framed single glazed window. Radiator. Wooden single glazed front entrance door and two side panels.

Front Reception Room 14'10" x 11'4" (4.53m x 3.46m)

Upvc double glazed bay window. Double radiator. Open fireplace with marble style hearth and surround. Picture rail.

Rear Reception Room 14'8" x 11'5" (4.46m x 3.48m)

'Baxi Bermuda' gas fire and back boiler set in feature surround. Double radiator. Upvc double glazed bay window and door giving access to rear garden.

Kitchen 9'6" x 5'7" (2.90m x 1.71m)

Range of wall and floor cupboards and drawers. Worktop incorporating single bowl composite style sink unit with mixer tap. Gas cooker. Fridge freezer. Two upvc double glazed windows.

Stairs and Landing

Access to loft space. Wooden framed single glazed window.

Bedroom One 15'2" x 10'10" (4.63m x 3.30m)

Fireplace. Picture rail. Double radiator. Upvc double glazed bay window

Bedroom Two 14'11" x 10'4" (4.55m x 3.16m)

Fireplace. Picture rail. Double radiator. Upvc double glazed bay window.

Bedroom Three 9'2" x 7'2" (2.80m x 2.18m)

Double radiator. Upvc double glazed window.

Bathroom 6'4" x 6'7" (1.92m x 2.00m)

Panel bath. Wall mounted wash hand basin. Cupboard housing hot water tank. Part tiled walls. Radiator. Upvc double glazed window.

W.C. 2'11" x 3'8" (0.90m x 1.12m)

Low level w.c. Upvc double glazed window.

Garage 17'6" x 9'5" (5.34m x 2.86m)

Two wooden single glazed windows. Wooden single glazed pedestrian door. Metal up and over door.

Agents Note

The current seller has requested her ashes to be scattered in the rear garden when she passes away.

Agent Note

A structural report has been commissioned by the seller which has stated Helibars may need to be inserted into brickwork if there is signs of cracking underneath the cracked render. Please call to discuss in further detail.



Tenure & Possession

Freehold with vacant possession upon completion.

Outside

The property is set back from the roadside behind a fore garden with low level fenced boundary, borders and lawn. Slabbed pathway leading to recessed porch area. Rear garden includes lawn and patio area. Mature borders. Side gated access. Outside tap. Outbuilding with washing machine.

Services

Mains water, electricity, gas and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate. The property benefits from fibre to the cabinet broadband connection. Indoor mobile coverage is limited with EE, Three, O2 and Vodafone, however, outdoor mobile coverage is likely.

Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

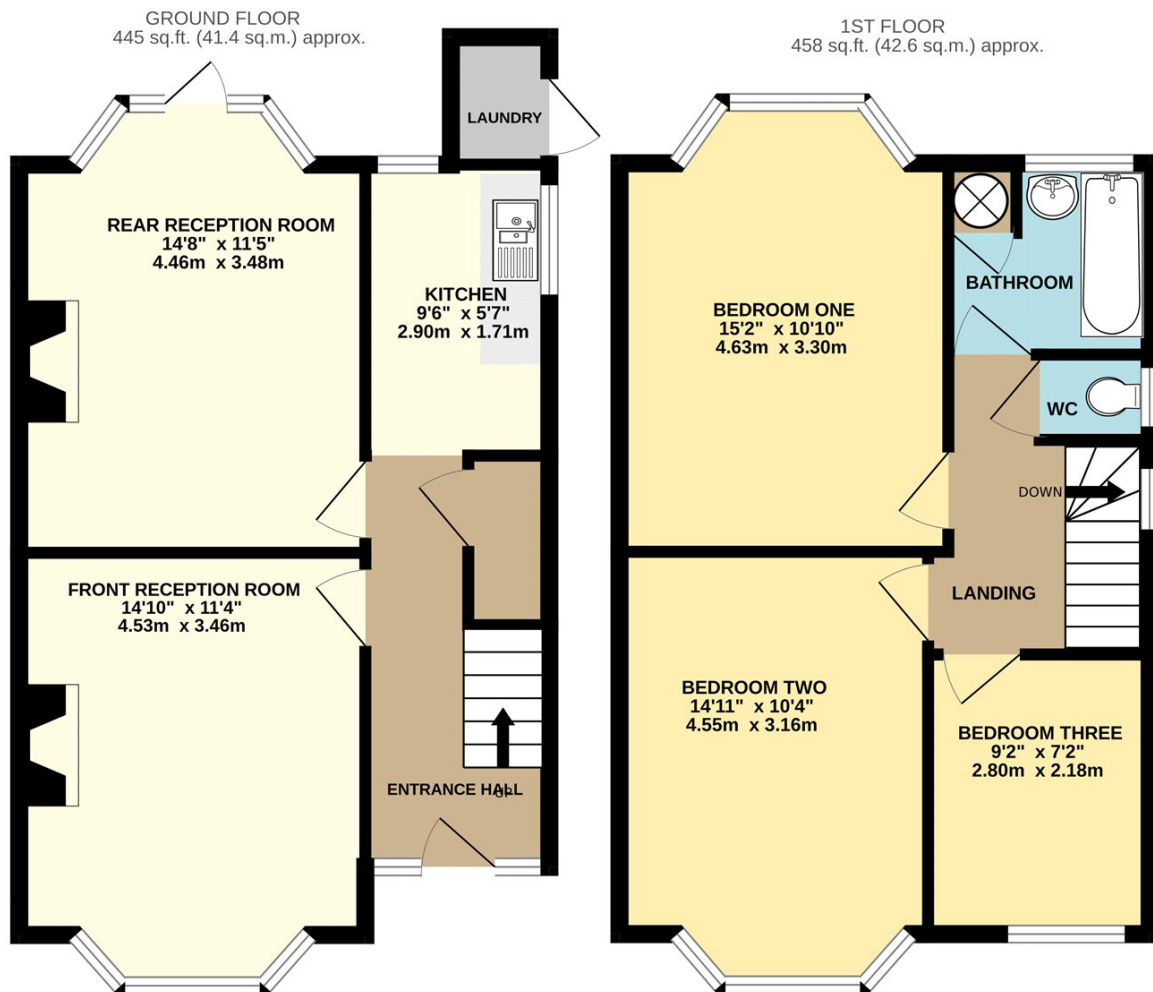
Viewing

By prior appointment with Doolittle & Dalley 01562 821600.

Council Tax Band 'B' as at 09.08.2024

Reference: KH.HB.09.08.2024





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: -

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advice for Prospective Purchasers

If you have a property to sell, we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

