



Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

**67 Cobden Street,
Kidderminster,
Worcestershire, DY11 6RP
Asking Price: £210,000**

- Deceptively spacious end terrace home
- Off road parking
- Two reception rooms
- Kitchen with granite worktops
- Three double bedrooms
- Downstairs shower room and upstairs family bathroom
- Boot room
- Gas fired central heating
- EPC- E



A deceptively spacious three bedroom end terrace with parking, ideal for first time buyers and families. The property is well located for everyday amenities as well as Kidderminster Hospital and Kidderminster town centre. This well maintained accommodation comprises; entrance hallway, lounge, dining room, kitchen with granite worktop, shower room and utility cupboard. Upstairs are two double bedrooms and family bathroom with a further double bedroom on the second floor. Outside there is a low maintenance courtyard with shed and parking for two cars. Viewing is a must to appreciate the space on offer. EPC=TBC

Entrance Hall 16'6" x 3'1" (5.03m x 0.94m)

Radiator. Upvc double glazed front entrance door.

Front Reception Room 12'10" x 11' (3.92m x 3.36m)

Gas fire set in feature fireplace. Upvc double glazed window.

Rear Reception Room 12'8" x 11'7" (3.85m x 3.53m)

Radiator.

Inner Lobby 4'5" x 6'6" (1.35m x 1.97m)

Door to cellar.

Boot Room 4'11" x 7'9" (1.49m x 2.37m)

Radiator. Upvc double glazed rear entrance door.

Kitchen 18'9" x 8'7" (5.71m x 2.61m)

Range of wall and floor cupboards. Granite worktop incorporating one and a half bowl stainless steel sink unit with mixer tap. 'Hotpoint' electric double oven. 'Hotpoint' four ring gas hob with extractor fan above. Integrated 'Beko' dishwasher. Cupboard housing wall mounted 'Ideal' combination boiler. Part tiled walls. Tiled floor. Radiator. Upvc double glazed window.

Lobby 2'7" x 9'6" (0.80m x 2.89m)

Radiator. Upvc double glazed rear entrance door.

Utility Room 5'3" x 4'10" (1.60m max x 1.48m)

Space for washing machine. Space for tumble dryer. Tiled floor.

Shower Room 4'10" x 6'2" max (1.48m x 1.87m max)

Low level w.c. Vanity sink unit with mixer tap and splashback. Shower enclosure with glass bi-fold door and mixer valve. Metal framed single glazed window.

Cellar 12'6" x 11'1" (3.82m x 3.38m)

Fuse board. Electric meter. Gas meter.

Stairs and Landing

Radiator.

Bedroom One 12'11" x 14'3" max (3.94m x 4.34m max)

Built in wardrobes. Radiator. Two upvc double glazed window.

Bedroom Two 14'8" x 11'6" (4.48m x 3.50m with restricted head height)

Built in wardrobe. Cupboard housing useful shelving. Access to eaves storage. Radiator. Upvc double glazed window.

Bedroom Three 12'8" x 8'11" (3.87m x 2.71m)

Radiator. Upvc double glazed window.

Bathroom 3'10" x 7'6" (1.17m x 2.28m)

Low level w.c. Pedestal wash hand basin with tiled splashback. Panel bath with mixer tap and shower above with rainfall shower head. Chrome heated towel rail. Wall mounted mirrored cabinet. Part tiled walls. Extractor fan. Upvc double glazed window.



Outside

To the rear is a low maintenance enclosed garden with block paved and patio area. Space for shed. Side gated access. There is right of way giving access to the neighbouring property. Parking for 2 cars is available to the rear of the property.

Tenure & Possession

Freehold with vacant possession upon completion.

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. Mobile coverage is likely indoors with EE and Vodafone but unlikely with Three and O2. Outdoor mobile coverage is likely with EE, Three, O2 and Vodafone. (Source:Ofcom)

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 10.09.24

Reference: KH.HB.10.09.24

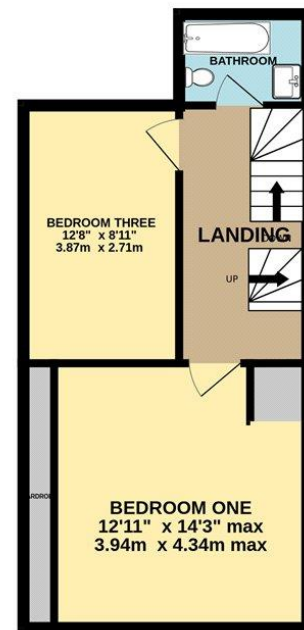
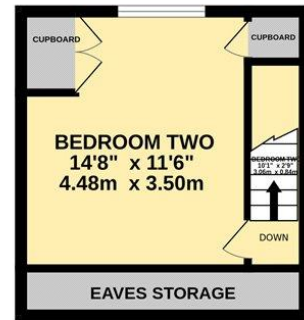
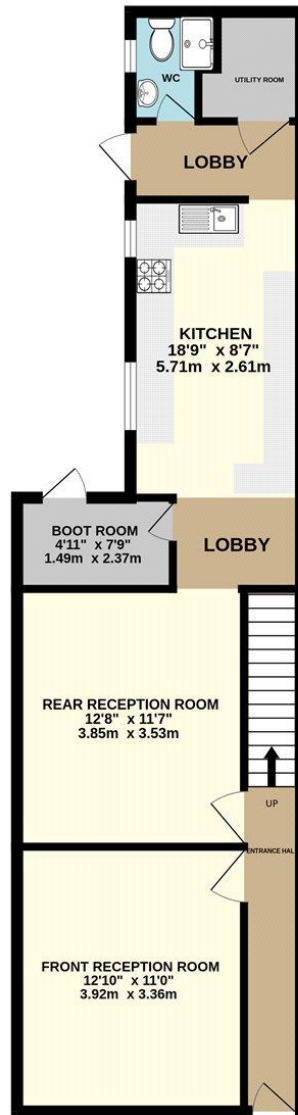
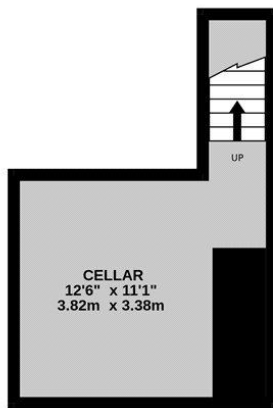


GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

2ND FLOOR
204 sq.ft. (18.9 sq.m.) approx.

BASEMENT
146 sq.ft. (13.6 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (124.0 sq.m.) approx.

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		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

