



AP MORGAN

Beech View, Lea Castle, Kidderminster

Offers in excess of £300,000

Features:

- Three double bedroom detached
- Semi rural setting
- Remaining NHBC warranty
- Contemporary kitchen/diner
- Ensuite shower room
- Detached garage
- Driveway for multiple vehicles
- EPC - B

Description:

Introducing this exquisite three-bedroom detached residence, gracefully situated in the semi-rural location of Kidderminster's new Park Gate estate. Boasting a detached garage and ample off-road parking for multiple vehicles, this home also comes with the added bonus of a remaining NHBC warranty.

Upon entering, you're greeted by a spacious and welcoming hallway, complete with a convenient downstairs WC. The well-lit lounge exudes a sense of airiness, while the fully equipped kitchen/diner features integrated appliances and French doors that seamlessly connect to the rear garden. Upstairs, the property offers three generously sized double bedrooms, with the master bedroom benefiting from an ensuite shower room. Adding to the convenience is a well-appointed family bathroom featuring a bath with a shower.

Outside, the property presents a detached garage with an up-and-over door and a driveway capable of accommodating multiple vehicles. A side gate grants access to the beautifully landscaped rear garden, which includes a paved area perfect for outdoor seating.

Set amidst picturesque countryside, the estate also offers a delightful nature trail along the border for those who appreciate the tranquility of outdoor walks. Located in close proximity to Kidderminster town centre and with easy access to Stourbridge town centre, this residence seamlessly combines the joys of both rural and urban living.



Details:

Entrance Hall

WC

Lounge 18'11" x 8'11" (5.77m x 2.72m)

Kitchen/Diner 18'11" x 8'2" (5.77m x 2.5m)

First Floor Landing

Master Bedroom 18'11" (5.77) x 12'7" (3.84) (both max)

Ensuite Shower Room 6'3" x 4'3" (1.9m x 1.3m)

Bedroom Two 9'11" x 8'7" (3.02m x 2.62m)

Bedroom Three 8'8" x 8'8" (2.64m x 2.64m)

Bathroom 6'4" x 7' (1.93m x 2.13m)

Garage 18'11" x 10' (5.77m x 3.05m)



EPC Rating: B

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

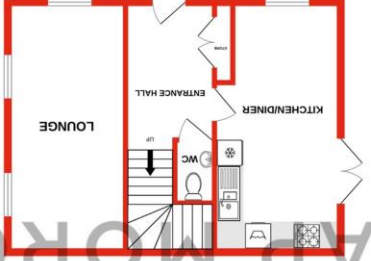
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

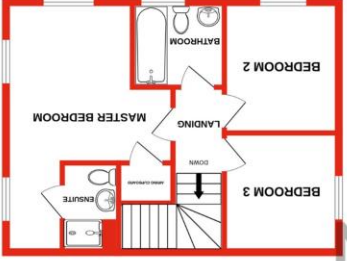
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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 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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