

AP MORGAN



Lea Castle Drive, Cookley, Kidderminster
Offers in excess of £280,000

Features:

- Modern new build semi-detached house with NHBC & builders warranty
- Spacious accommodation laid over three floors
- Master bedroom with dressing area & en-suite
- Two further good sized bedrooms
- Lounge & modern kitchen/diner
- Family bathroom & ground floor W/C
- Landscaped rear garden, large driveway & garage
- EPC - B

Description:

Occupying a sought after and recently constructed development is this new, modern semi-detached property nestled among a tree-lined approach, just a short drive away from Kidderminster town centre and the local train station offering excellent rail links to Worcester and Birmingham.

Step inside this impressive home and you'll find an entrance hall with stairs rising to the first floor; a welcoming lounge, and an open plan kitchen/diner boasting a contemporary range of fitted units complete with integrated appliances, including an electric oven, and gas hob. The ground floor also features a large store cupboard and a modern guest W/C.

Take the staircase to the first floor, where you'll discover two generously sized double bedrooms. The house bathroom is well-appointed, featuring a bath with shower. A further staircase ascends to the second floor which hosts the master bedroom suite complete with an ensuite shower room and a dressing area currently being used as a home office.

Outside, the property offers a delightful rear garden with an initial timber decking seating area and a neatly maintained lawn. A single garage provides secure parking and additional storage space and a large driveway having off road parking for multiple cars.

The property further benefits from gas fired central heating and double glazing throughout; remaining NHBC warranty and builders warranty; power and lighting fitted in the garage; and a smart insulated roof system for reduced heating bills.



Details:

Entrance Hallway

Lounge 13'4" x 11' (4.06m x 3.35m)

Kitchen/Diner 12'7" x 14'2" (3.84m x 4.32m)

Ground Floor W/C 3'6" x 7' (1.07m x 2.13m)

First Floor Landing

Bedroom Two 10'4" x 14'2" (3.15m x 4.32m)

Bedroom Three 10' x 7'5" (3.05m x 2.26m)

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

Second Floor

Master Bedroom 15'7" x 14'1" (4.75m x 4.3m)

Dressing Area 5'8" x 6'10" (1.73m x 2.08m)

En-suite Shower Room 6'2" x 7' (1.88m x 2.13m)

Garage



EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

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 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

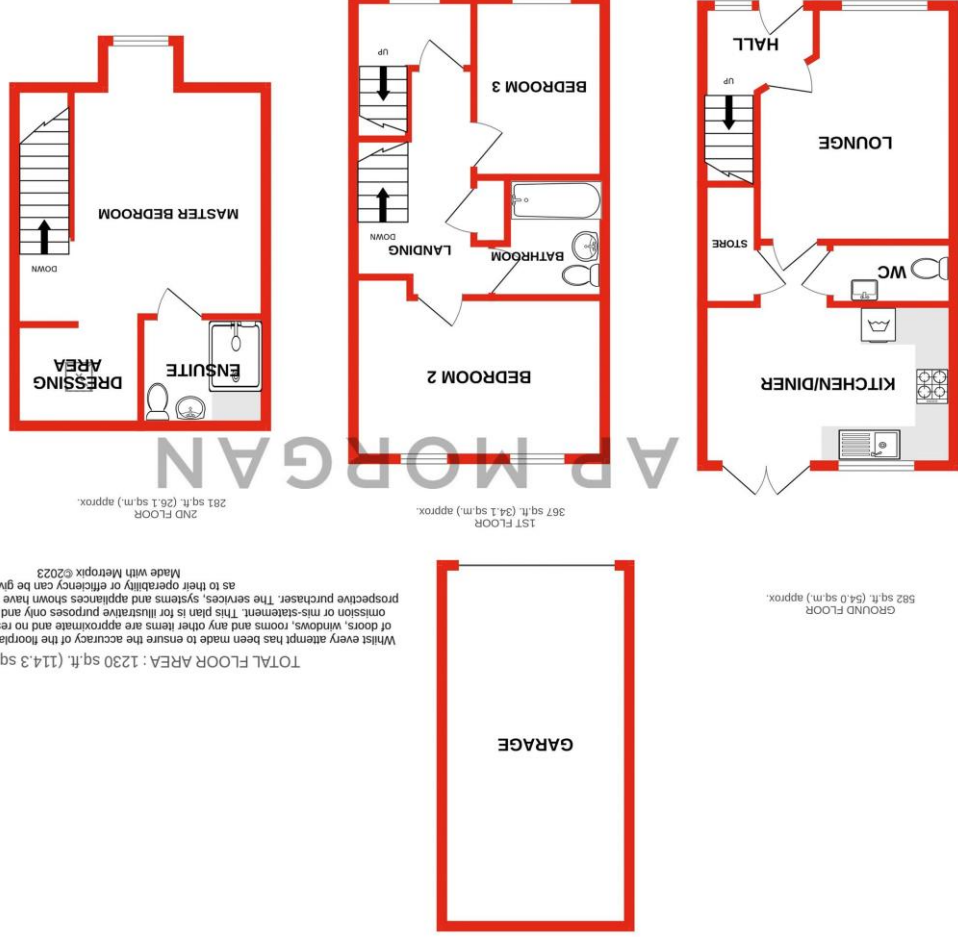
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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.
Made with Metropix ©2023

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.