

AP MORGAN



Cherry Orchard, Kidderminster,
Offers in excess of £210,000

Features:

- Well-presented detached cottage
- Three bedrooms
- Lounge with bay and feature fireplace
- Dining room & kitchen
- Family bathroom
- Cellar with potential to convert
- Large gated driveway & private front courtyard
- Recently landscaped rear garden

Description:

Laburnum Cottage, a charming example of a three bedroom detached period home laid over four levels in a popular location of Kidderminster situated within reach of excellent road links and Kidderminster train station for links into Birmingham and Worcester.

The attractive property is approached via a large frontage with a gated block paved driveway for parking multiple cars with mature planted bed and steps leading up to a private courtyard by the front door.

Once inside the charming interior briefly comprises: front lounge with bay window and feature fireplace, separate dining room with a door leading down to a spacious cellar (ideal for conversion) and a kitchen with door out to the rear garden.

Rising upstairs, the good sized first floor landing has doors leading off to a spacious double bedroom one having elevated dual aspect views to the front aspect and a cupboard store, single bedroom two, a three piece family bathroom suite with shower over bath, and a further staircase leading up to a good sized loft room. Moving outside, the property enjoys a recently re-landscaped split level garden offering an initial block paved patio seating space with steps leading upto a multiple gravelled seating areas with well stocked planted beds.

Laburnum cottage is ideally placed for access to many local shops and amenities along Comberton Hill, including the Railway Station and Kings Charles School and Sixth Form, Kidderminster Golf Club and a short walk form



Kidderminster Town Centre. It also has particularly convenient road links through to the popular villages nearby, such as Chaddesley Corbett, Blakedown, Belbroughton and a little further afield to Bromsgrove, Birmingham and Stourbridge. Birmingham is approximately 18 miles and the cathedral city of Worcester approximately 15 miles distant which provides direct rail connections to London, Paddington and Birmingham. There is M5 motorway access via junction 5 at Wychbold and Junctions 6 & 7 to the north and south of Worcester.

Details:

Lounge 3.96 x 3.96

Dining Room 3.67 x 3.64

Kitchen 3.32 x 1.89

Cellar 3.66 x 3.73

First Floor Landing

Bedroom One 3.71 x 3.52

Bedroom Two 2.97 x 2.23 Both max

Bathroom 2.95 x 2.11 Both max

Second Floor

Bedroom Three 3.68 x 3.62

EPC Rating: F

Council Tax Band: A (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.

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.

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.

