

AP MORGAN



Yew Tree Road, Kidderminster
Asking Price £190,000

Features:

- Characterful Georgian property
- Popular location close to train station
- Two generous double bedrooms
- Cosy lounge & large dining room with log burners
- Stylish fitted Kitchen & Modern shower room
- Large landscaped rear garden
- Cellar with opportunity to convert to additional living space

Description:

An excellent opportunity to purchase this mid-terraced, two double bedroom house, built in the Georgian era and situated in the heart of Kidderminster. Located near the mainline train station and local supermarkets, the property is ideal for first-time buyers.

The property is approached via a block-paved, gated front garden with an enclosed porch leading to the front door. The ground floor comprises a lounge with a log burner, a spacious dining room leading through to a modern kitchen with a range of built-in appliances, and a stylish re-fitted shower room situated at the rear of the property. A door from the dining room opens to a staircase leading down to a cellar room, offering excellent potential for conversion.

Upstairs, the first-floor landing provides access to two spacious double bedrooms, with bedroom one benefitting from a built-in storage cupboard.

Outside, the property enjoys a generous, landscaped rear garden, laid to a block-paved seating area with low-maintenance slate chippings, well-stocked planted beds, and a large timber summerhouse to the rear.

Kidderminster is a large market and historic minster town and civil parish in Worcestershire. Located north of the River Stour and east of the River Severn, Kidderminster lies 17 miles south-west of Birmingham and 15 miles north of Worcester. The town offers a good selection of pubs, cafés, restaurants, and independent shops, along with a variety of sports and leisure facilities and schooling for children of all ages. Kidderminster is served by an excellent motorway



network with links to the M5, M6, M40, and M42. Birmingham International Airport is approximately 50 minutes away, and the mainline train station in Kidderminster provides regular services to and from Worcester, Birmingham, and London.

Details:

Porch 1.20 x 1.54

Lounge 3.32 x 3.38

Dining Room 3.41 x 3.38

Kitchen 3.70 x 2.97 Both max

Shower Room 2.27 x 1.80

Utility/Workshop 3.70 x 2.16

Cellar 3.32 x 3.38

First Floor Landing

Bedroom One 3.35 x 3.38

Bedroom Two 3.41 x 3.38

EPC Rating: TBC

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.



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