



AP MORGAN

Lea Street, Kidderminster,
Offers in excess of £205,000

Features:

- Deceptively spacious end-terraced house
- Three bedrooms
- Lounge with bay window & large dining room
- Kitchen & separate utility room
- Family bathroom & ground floor w/c
- Two large cellar rooms ideal for conversion
- Large split level garden
- Situated close to Kidderminster train station
- Permit parking available (subject to annual charge)

Description:

A well-presented and deceptively spacious family home set over four floors, ideal for first-time buyers or investors. This extended property offers flexible accommodation and is situated in a convenient location close to Kidderminster Town Centre and transport links.

This property includes two generous reception rooms and kitchen fitted with an integrated oven and hob —ideal for both everyday living and entertaining. A downstairs W/C and separate utility room provide additional convenience.

The property also benefits from two cellars offering fantastic storage or further potential, while the first floor hosts two well-proportioned bedrooms and bathroom. A staircase leads to the second floor, where a spacious attic room serves perfectly as a third bedroom, home office, or hobby space with more even more potential.

Externally, the property enjoys an enclosed rear garden, and internally it benefits from gas central heating and double glazing throughout.

Located just 0.1 miles from Kidderminster Train Station, with road links via the A451 (0.3 miles) and A456 (1.0 mile), this home offers excellent commuter access to Birmingham and Worcester.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Details:

Entrance Hall

Lounge 3.82 x 3.12 Max into bay

Dining Room 3.63 x 4.21

Kitchen 2.30 x 2.88 Both max

Utility Room 4.61 x 1.79 Both max

W/C

Stairs Down to Cellar

Cellar Room One 3.57 x 4.16

Cellar Room Two 3.24 x 4.21

First Floor Landing

Bedroom One 3.36 x 4.21 Both max

Bedroom Three 2.84 x 2.11

Bathroom 2.86 x 1.78 Both max

Second Floor

Bedroom Two 4.39 x 4.21 Both max

EPC Rating: E

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

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