



104 Franchise Street, Kidderminster, DY11 6SP

- Two bedroom apartment
- First floor
- Good location
- Modern design

Hayden
Estates



GENERAL INFORMATION AND APPROACH

Security entrance allows access to ground floor hallway, stairs rising to first floor where the property is situated. Composite door allows access into reception hallway.

RECEPTION HALL

Two ceiling light points, radiator with trv, security access phone, built in cupboard housing consumer unit, telephone point and doors radiating off.

RECEPTION ROOM

13' 1" x 12' 8" (3.99m x 3.86m)

French doors with Juliet balcony, two window to front elevation, aerial point, telephone point, radiator with trv and ceiling light point.

BATHROOM

8' 3" x 7' 2" (2.51m x 2.18m)

Please note the bathroom is of an irregular shape. White suite comprising panelled bath, pedestal wash hand basin with mixer tap, close coupled wc, partial tiling to walls, radiator with trv, rear facing window, inset ceiling spot lights, ceiling mounted extractor fan and vinyl floor covering.

KITCHEN/BREAKFAST ROOM

Modern units to wall and base with the latter having rolled edge work surface over, inset one and a half bowl stainless sink unit with mixer tap over, unit housing combination boiler which provides the domestic hot water and central heating requirements for this property, inset Bosch induction hob unit with concealed extractor over, inset Bosch electric oven, space and plumbing for white goods, partial tiling to walls providing splash back, tiled effect laminate flooring, radiator with trv, aerial point, ceiling light point, ceiling mounted extractor fan and rear facing window.

BEDROOM

14' 1" x 9' 8" (4.29m x 2.95m)

Front facing window, ceiling light point, radiator with trv and door to en suite.

ENSUITE

Corner shower cubical with wall mounted electric shower over, pedestal wash hand basin with mixer tap, close coupled wc, radiator with trv, inset ceiling spot light, partial tiling to walls providing splash back and ceiling mounted extractor fan.

BEDROOM

10' 11" x 10' (3.33m x 3.05m)

Front facing window, radiator with trv and ceiling light point.

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COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Wyre Forest District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements