



127 Baxter Avenue, Kidderminster, DY10 2EX

- NO CHAIN
- POPULAR AREA
- THREE BEDROOMS
- EXTENDED

Hayden
Estates



GENERAL INFORMATION AND APPROACH

Offering no upward chain this is a three bedroom extended mid terrace house of modern design. Boasting good off road parking and an integral garage.

Situated within a mature area of Kidderminster. Close to the town centre and amenities.

Having double glazing and gas central heating.

Outside lighting with double glazed window with door which leads into;

RECEPTION HALL

Stairs rising to the first floor accommodation, useful recess under stairs, radiator and ceiling light point

LOUNGE DINER

16' 4" x 15' 1" (4.98m x 4.6m)

Laminate flooring, wall mounted electric fire, aerial point, four wall light points, radiator and double glazed patio door to rear garden.

KITCHEN

17' 7" x 6' 3" (5.36m x 1.91m)

Kitchen has been extended and has a flat roof. Units to the wall and base with the latter boasting complimentary roll edged working surface over. Inset stainless steel sink unit with mixer tap over. Inset four ring gas hob unit with built under electric oven. Space and plumbing for white goods. Rear and side double glazed windows. Double glazed door to side elevation, wall mounted extractor fan, two ceiling light points and radiator. Wall mounted cupboard housing Ideal combination boiler, which provides the domestic hot water and central heating facilities for this property.

STAIRS RISING TO THE FIRST FLOOR ACCOMMODATION

Ceiling light point and access to the roof void. The loft space has not been inspected.

BEDROOM

9' 11" x 5' 9" (3.02m x 1.75m)

Rear window, ceiling light point and radiator.

BEDROOM

12' 0" x 8' 0" (3.66m x 2.44m)

Two windows to the front elevation, ceiling light point, aerial point and radiator.

BEDROOM

12' 9" x 9' 1" (3.89m x 2.77m)

Radiator, rear window and aerial point.

BATHROOM

9' 1" x 6' 10" (2.77m x 2.08m)

Close coupled WC suite, pedestal wash hand basin, panelled bath, with wall mounted electric shower over, front window, ceiling light point. Radiator and vinyl flooring. Partial tiling to the walls providing splash back and a built in cupboard

GARDEN

Fully enclosed and boasting lawn and lower patio area.

GARAGE

Up and over metal door to frontage

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
66	83

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Wyre Forest District Council

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