

30 Bruce Road,
Kidderminster,
Worcestershire,
DY10 2TX

Offers In The
Region Of £350,000







WALTON
&
HIPKISS

30 Bruce Road
Kidderminster
DY10 2TX


3


2


2


C

This three-bedroom semi-detached home is ready to welcome its next owners with no upward chain. It offers space, flexibility and plenty of practical features,

Lounge
16'6" (max) x 9'10" (max)
This welcoming lounge is filled with natural light from a wide front window, creating a cosy space warmed by a wooden fireplace surround. The room features built-in shelving for display or storage and has wooden flooring that extends through the hallway and dining room, adding a cohesive flow to the living areas.

Dining Room
10'11" (max) x 9'11" (max)
Adjoining the lounge, the dining room offers a dedicated area for meals and entertaining. It benefits from direct access to the kitchen/diner, enhancing the open-plan feel. The dining room continues with wooden flooring and a radiator along one wall, providing comfort and practicality.

Kitchen/diner
17'9" (max) x 8'10" (max)
The kitchen/diner is a bright and spacious room, fitted with stylish blue cabinetry and wooden worktops. A large farmhouse sink sits beneath a window, and the kitchen benefits from tiled flooring that adds character and is easy to maintain. French doors open onto the rear patio, providing excellent indoor-outdoor flow ideal for entertaining or family dining.

Hallway
The hallway welcomes you into the home with a patterned tiled floor that continues from the entrance, leading through to the living areas. It provides access to the WC and utility room, as well as the staircase to the first floor, and features neutral walls and practical storage space.

Utility / Shower Room
This modern shower room benefits from a sleek shower enclosure with multiple jets and a heated towel rail. The walls are tiled with a clean white finish accented by a decorative strip, and the space is well lit with practical ventilation from a window.

Bedroom 1
16'6" (max) x 9'11" (max)
The principal bedroom is a generous double room featuring fitted wardrobes that blend seamlessly with the décor. It is carpeted in a rich purple shade and has a large window allowing daylight to flood the room, creating a restful atmosphere.

Bedroom 2
13'4" (max) x 9'10" (max)
Bedroom 2 is a comfortable double room with a bay window, offering a charming outlook and natural light. The room is carpeted in a neutral shade and includes fitted storage, making it a practical and inviting space.

Bedroom 3
12'1" (max) x 8'10" (max)
Bedroom 3 is a well-proportioned single room, carpeted in a soft hue and decorated with light pink walls. It features a window to the rear and built-in storage, making it ideal as a child's bedroom or study.

Bathroom
8'10" (max) x 6'11" (max)
The family bathroom is finished to a high standard, featuring







a traditional roll-top bath with claw feet, a separate walk-in shower, and a classic white basin and WC. The room has a distinctive tiled half-wall in green tones and a vinyl wood-effect floor, with a large frosted window that provides privacy while allowing natural light to filter through.

Rear Garden

The rear garden is a substantial outdoor space with a paved patio area perfect for seating and alfresco dining. Beyond the patio, the garden extends with a large lawn bordered by mature trees and fencing, providing a private and peaceful setting ideal for families or gardening enthusiasts.

Anti-Money Laundering Regulations

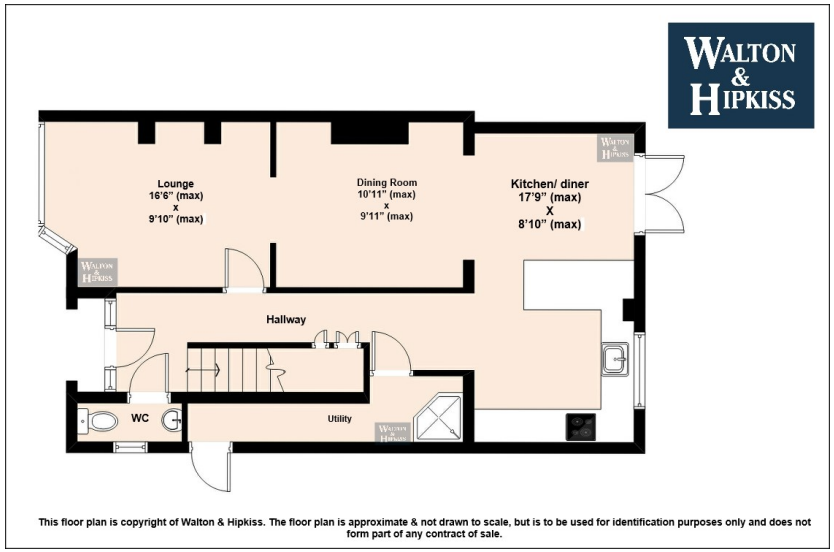
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.

Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

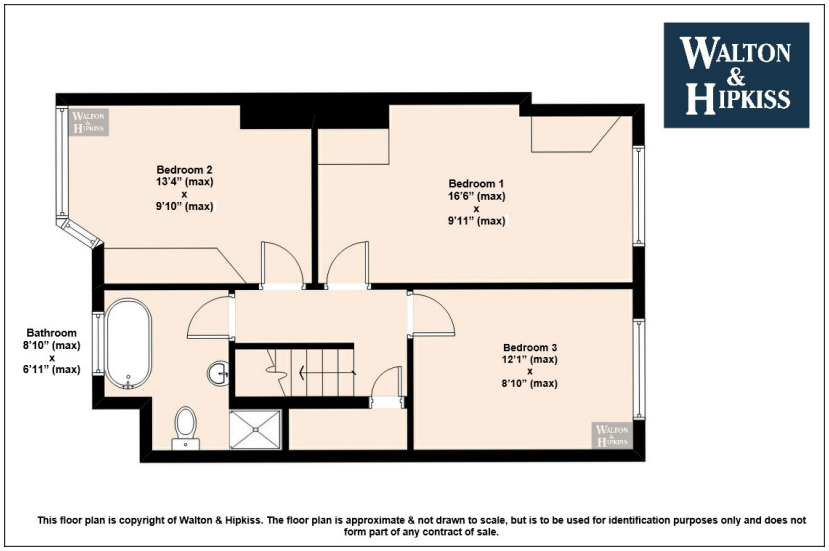
A non-refundable fee of £50 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

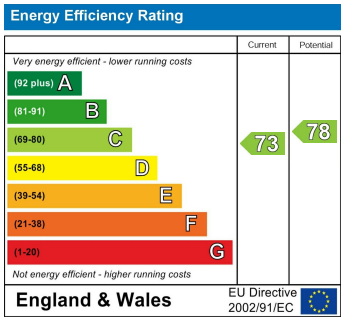


This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.



This floor plan is copyright of Walton & Hipkiss. The floor plan is approximate & not drawn to scale, but is to be used for identification purposes only and does not form part of any contract of sale.

IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: C
Council Tax Band: C

CONTACT

55 Oxford Street
Kidderminster
Worcestershire
DY10 1BJ

E: koffice@waltonandhipkiss.co.uk
T: 01562 519777
https://www.waltonandhipkiss.co.uk/

WALTON & HIPKISS