

37 Beaulieu Close,
Kidderminster,
DY11 5EE

Offers In The
Region Of £240,000







WALTON
&
HIPKISS

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Kidderminster
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Living Room
This welcoming living room offers a comfortable and relaxing space with soft carpeting underfoot and a large window that fills the room with natural light. The walls are painted in a soothing neutral shade, complemented by plush sofas and a modern wall-mounted electric fire that adds a cosy touch for chilly evenings. An open doorway leads through to the kitchen and dining area, creating a natural flow through the home.

Kitchen / Dining Area
The kitchen and dining area combine style and practicality with contemporary grey cabinetry contrasted by light work surfaces and walls tiled with classic white subway tiles. The kitchen is well-equipped with an integrated oven and a stainless steel extractor hood, with a large window above the sink offering views of the garden. Adjacent to the kitchen is a dining space featuring a wooden table and six upholstered chairs, set beside glass doors that open into the conservatory, allowing plenty of daylight to stream in and connecting the indoors with the outdoors.

Conservatory
The conservatory is a bright and airy retreat, enclosed by large windows and a glass roof that fills the space with sunlight throughout the day. Its light-coloured flooring complements the neutral walls, creating a fresh and inviting atmosphere perfect for relaxing or enjoying views of the garden. The conservatory also provides direct access to the garden patio, making it a seamless extension of the living space.

Bedroom 1
The main bedroom is a peaceful haven featuring a double bed with a striking teal and green patterned bedspread that adds personality to the room. A large window allows natural light to brighten the space, while mirrored sliding wardrobes provide ample storage and enhance the sense of space. Soft carpeting underfoot and neutral walls create a cosy and restful environment.

Bedroom 2
Bedroom 2 is a comfortable double room with a large window letting in plenty of daylight. Furnished with matching wooden chest of drawers and bedside tables, it offers a cosy space with a striped feature wall adding a touch of colour and character.

Bedroom 3
Bedroom 3 is a smaller room currently arranged as a study space with a desk and chair placed by the window, offering an ideal spot for working or studying. Neutral walls and carpeting provide a calm and bright setting.

Bathroom
The bathroom is fitted with a white suite including a bath with a shower attachment, a basin, and a toilet. Light-coloured tiles cover the walls, complemented by a frosted window that ensures privacy while letting in natural light, creating a fresh and clean feel.

Rear Garden
The rear garden is a generous outdoor space with a patio area ideal for seating and entertaining, bordered by flowerbeds filled with bright blooms. The garden extends to a lawn enclosed by privacy fencing and







mature greenery providing a peaceful backdrop. It is accessible directly from the conservatory, making it a lovely extension of the living area for outdoor enjoyment.

Anti-Money Laundering Regulations

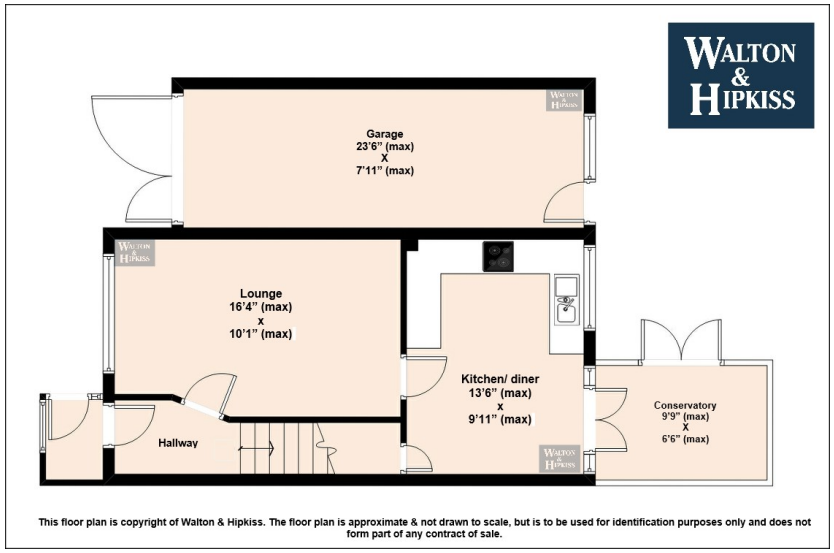
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

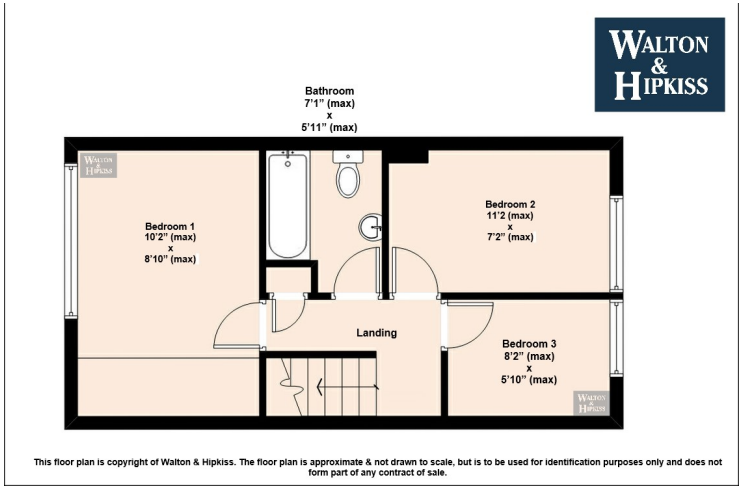
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

A non-refundable fee of £40 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.



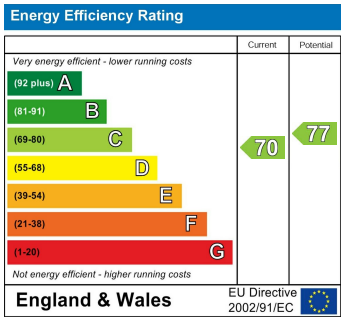


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars, 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: B