

1 Pendine Close,
Kidderminster,
Worcestershire,
DY11 5EJ

Offers In The
Region Of £325,000







WALTON & HIPKISS

1 Pendine Close
Kidderminster
DY11 5EJ

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Lounge
16'00" x 10'02"
This inviting lounge offers a comfortable space for relaxation with soft carpeting underfoot and natural light filtering through two windows. The neutral tones and well-balanced layout create a cosy atmosphere ideal for unwinding or entertaining guests.

Kitchen / Diner
16'00" x 10'10"
The kitchen and dining area is a bright, functional space with white tiled flooring and a modern design featuring black cabinetry and integrated appliances, including a washing machine. Double doors lead to the garden, enhancing the light and creating a seamless connection between indoors and outdoors, perfect for dining and socialising.

Bedroom 1
10'04" x 11'05"
This bedroom features a soft, upholstered bed positioned against a feature wall with floral wallpaper and a large mirrored wardrobe that reflects light, enhancing the sense of space. The room is peacefully neutral with carpeted flooring, offering a restful retreat.

Bedroom 2
10'11" x 8'09"
A further double bedroom with a simple and fresh décor, offering carpeted flooring, built-in storage, and two windows providing ample natural light. The layout allows for flexibility in furniture arrangement and a bright, airy feel.

Bedroom 3
6'11" x 10'10"
This smaller bedroom is ideal as a single room or home office, featuring carpeted flooring and a window for natural light. Its compact size offers a cosy, private space.

En-Suite
10'05" x 4'02"
The en-suite bathroom is practical and modern, featuring a tiled shower enclosure, wash basin with storage beneath, and a window that adds natural light and ventilation.

Bathroom
7'01" x 5'06"
The family bathroom includes a bath with shower overhead, a wash basin with storage, and a toilet. The room is finished with tiled flooring and a window for light and airflow.

Garage
18'09" x 9'06"
The garage provides a spacious and practical area for vehicle parking or additional storage, accessible from the kitchen/diner area.

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.

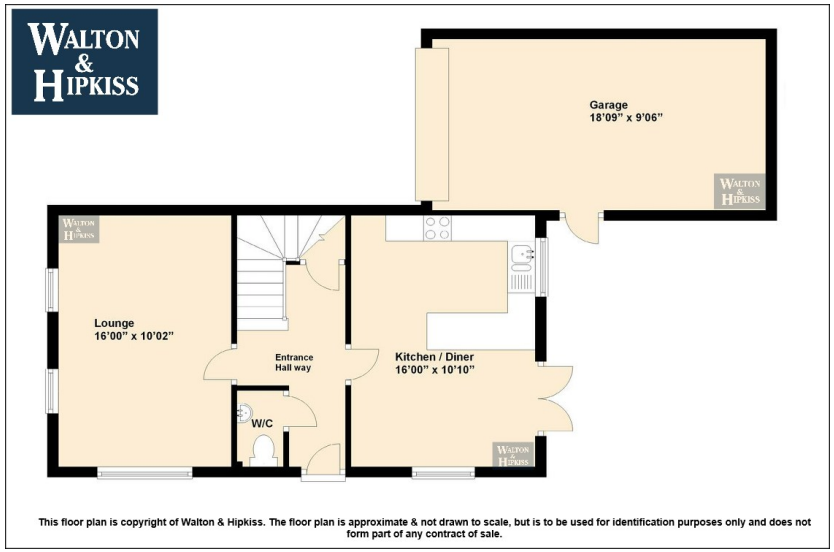
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

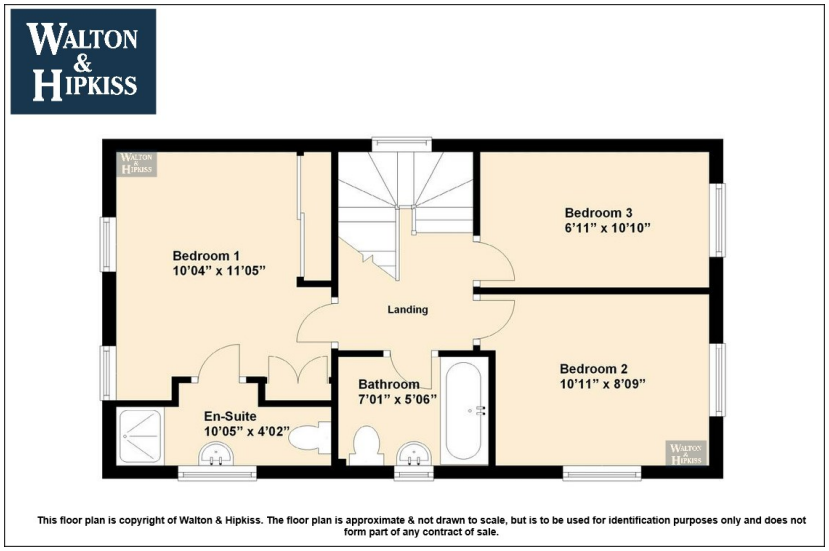
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

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.

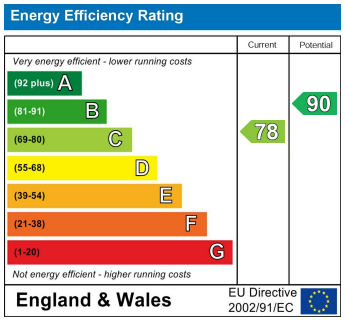
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.







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: D

CONTACT

55 Oxford Street
Kidderminster
Worcestershire
DY10 1BJ

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

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