

**30 Cherry Orchard,**
**Kidderminster,**
**DY10 1SH**

Offers In The
Region Of £160,000







WALTON & HIPKISS

**30 Cherry Orchard**
**Kidderminster**
**DY10 1SH**

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## Full Description
Nestled in the charming area of Cherry Orchard, Kidderminster, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a cosy reception room, ideal for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere. The kitchen is modern and offers plenty of storage solutions.

## Lounge
15'0" x 13'5"
This inviting lounge is a bright and comfortable space, featuring ample natural light from front-facing windows. The carpeted flooring adds warmth underfoot, and the seating arrangement includes two sofas positioned around a central wooden coffee table, creating a perfect setting for relaxation or socialising. The room connects seamlessly to the kitchen, visible through an open doorway beneath the stylish white staircase with its elegant spindle balustrade.

## Kitchen
9'6" x 8'8"
The kitchen is well-equipped and thoughtfully designed, featuring white cabinetry with clean lines and wood-toned countertops that add a touch of warmth. The backsplash is decorated with a distinctive patterned tile in monochrome tones, bringing character to the space. Natural light streams in through a window above the sink, with a door leading out to the garden, making this a practical and welcoming area for cooking and daily tasks.

## Bedroom 1
14'11" x 11'4"
This generous bedroom is beautifully presented with a feature wallpaper behind the wooden bed frame, adding a modern botanical touch to the room. Neutral carpeting complements the soft grey bedside cabinets and a large chest of drawers, offering plenty of storage. A wooden storage chest at the foot of the bed adds practical charm. Two windows allow natural light to fill the space, creating a calm and restful environment.

## Bathroom
9'7" x 5'7"
The bathroom offers a contemporary feel with patterned floor tiles and white sanitaryware. It includes a curved panel bathtub with a glass shower screen set against a grey textured wall panel. Storage is cleverly concealed beneath the sink and around the toilet area, maintaining a neat and tidy appearance. A frosted window ensures privacy while allowing daylight to brighten the space.

## Rear Garden
To the rear, the garden is a low-maintenance, private space mainly laid to gravel with a circular paved stepping stone feature. A patio table with four chairs and a parasol sits comfortably here, making it an ideal spot for outdoor dining or relaxing. The area is enclosed by fencing and raised planted beds, providing greenery and a sense of seclusion.

## Anti-Money Laundering Regulations



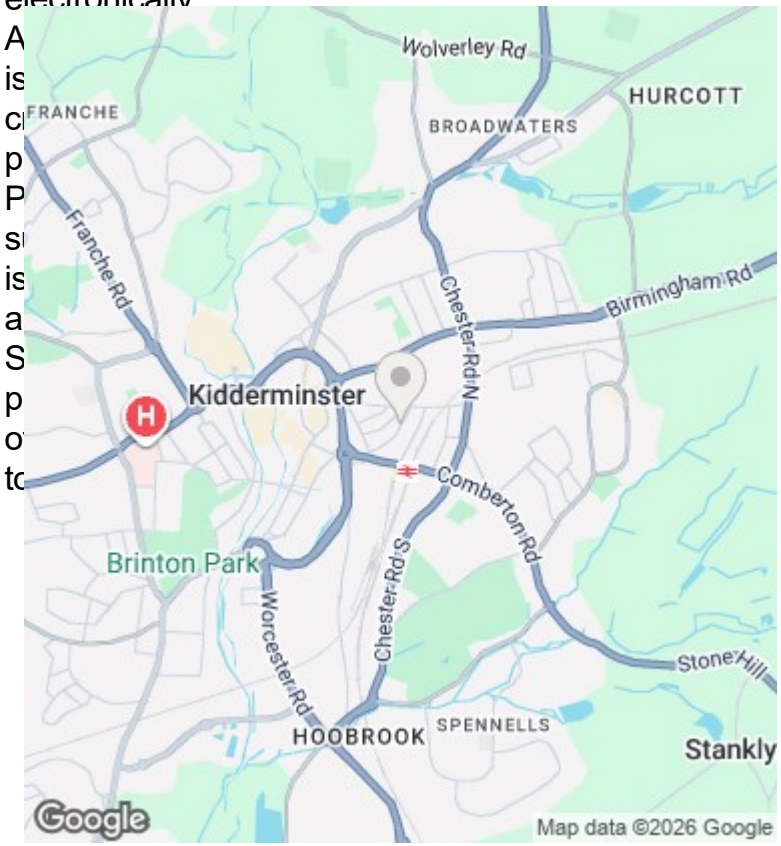


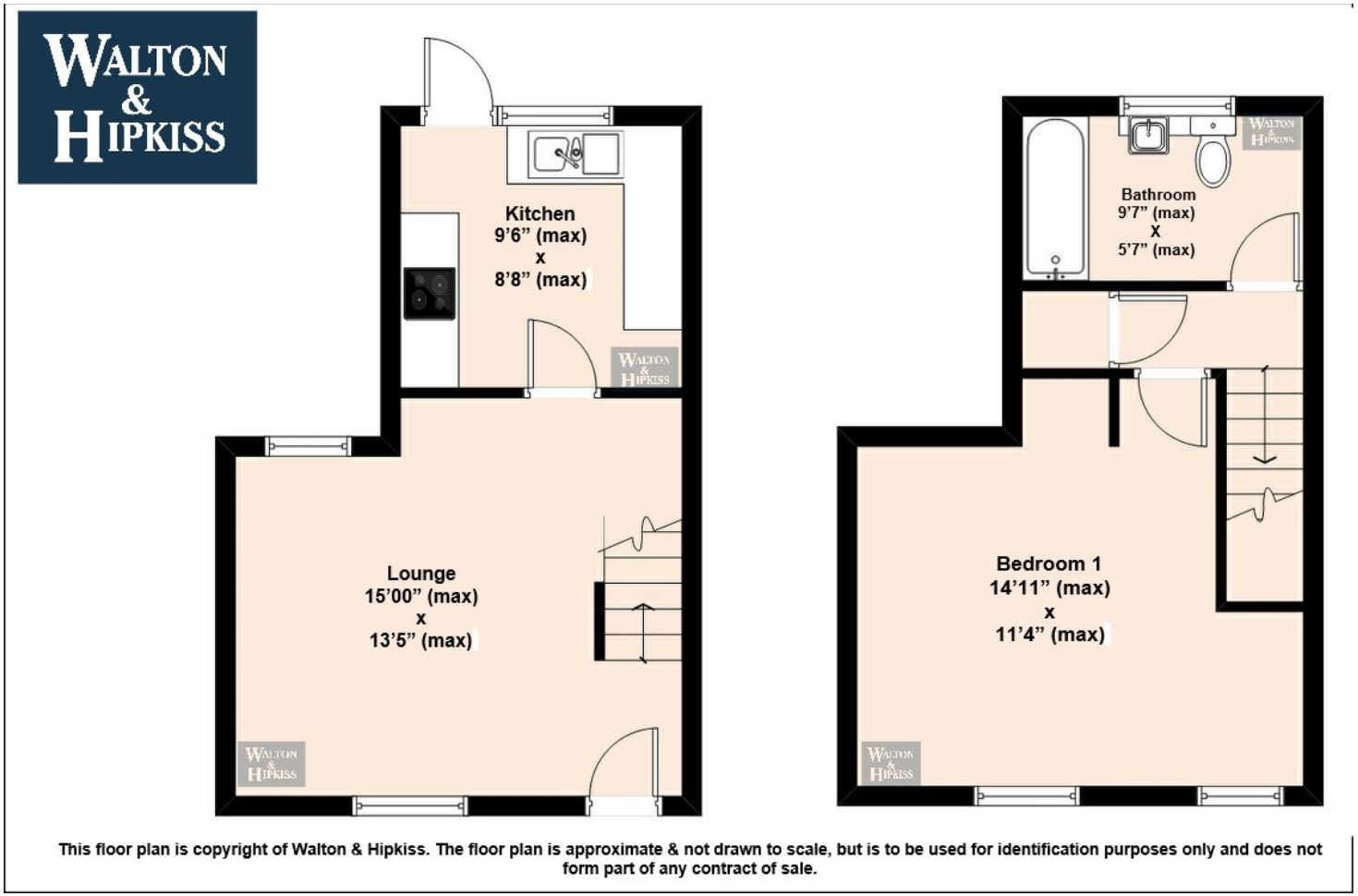


In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

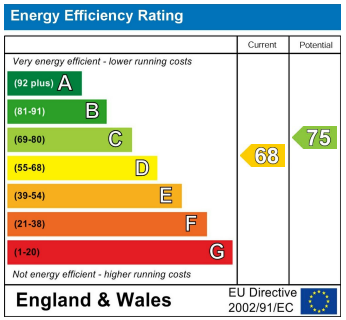
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

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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:** D
**Council Tax Band:** B

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