



**12 Clarence Street,
Kidderminster,
Worcestershire,
DY10 1RS**

**Offers In The
Region Of £190,000**



**WALTON
&
HIPKISS**

12 Clarence Street
Kidderminster
DY10 1RS



Full Description

Welcome to this charming three-bedroom terraced house, offering a perfect blend of comfortable living and classic appeal. Set in a welcoming community, this delightful home features two spacious reception rooms, a well-appointed bathroom, and an inviting kitchen, making it ideal for families or first-time buyers seeking a property with character and potential. The layout provides versatile living spaces filled with natural light, while the bedrooms are generously sized, promising restful nights and ample storage options.

Lounge

13'5" (max) x 11'6" (max)

The lounge offers a cosy and welcoming atmosphere, centred around a wood-burning stove set within a fire place alcove with an attractive surround. A bay window allows plenty of natural light to fill the room, while the warm wooden flooring adds character and enhances the inviting feel of this comfortable living space.

Dining Room

13'4" (max) x 11'7" (max)

This dining room is a charming space with classic terracotta floor tiles and a traditional black cast-iron fireplace as its focal point. Natural light pours in through French doors, which open out to the garden, and the neutral walls offer a blank canvas for personal touches. The room flows seamlessly through to the kitchen, making it ideal for entertaining and family meals.

Kitchen

11'11" (max) x 11'6" (max)

The kitchen is a well-appointed and practical space, fitted with a range of light wood cabinetry complemented by contrasting darker work surfaces. Modern appliances include a gas hob and integrated oven, while the window and door overlooking the garden allow plenty of natural light to flow into the room, creating a bright and functional environment.

Bathroom

The bathroom is a bright and practical space with a modern

white suite including a bathtub with a shower screen, a wash basin set in a vanity unit, and a toilet. A large window provides natural light and ventilation. The patterned floor tiles and neutral wall tiles give a fresh, clean look to the room.

Bedroom 1

11'9" (max) x 11'7" (max)

Bedroom 1 is a spacious room with a large window that allows natural light to fill the space. The room has a calm and spacious feel, with neutral décor and a carpeted floor, making it a restful retreat.

Bedroom 2

11'7" (max) x 9'8" (max)

Bedroom 2 offers a comfortable sleeping space with a window providing ample daylight. It is neutrally decorated with a carpeted floor, offering a versatile room for guests or family.

Attic Bedroom

14'10" (max) x 11'7" (max)

The attic bedroom is a large, airy room characterised by sloping ceilings and exposed wooden beams. It features two windows that draw in plenty of light, creating a cosy yet spacious sleeping area. The room's rustic charm is amplified by the wooden floorboards beneath.

Rear Garden

The rear garden extends to a generous length, featuring a paved patio area that leads to a lawn bordered by mature shrubs and fencing on either side. This outdoor space offers privacy and a peaceful environment for relaxing or gardening.

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.

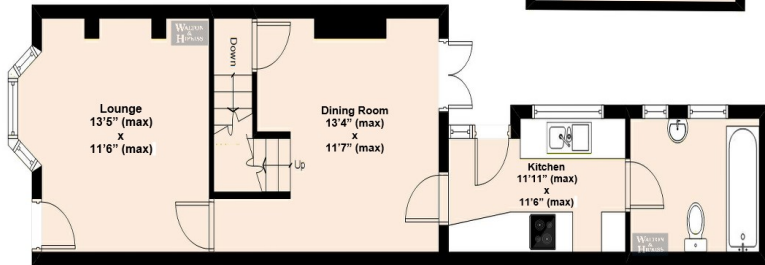
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

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.

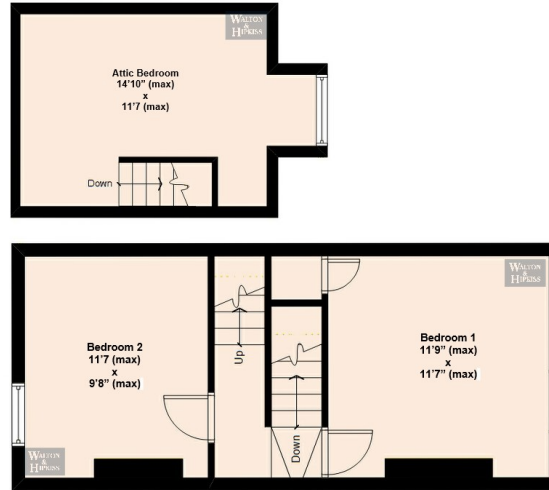


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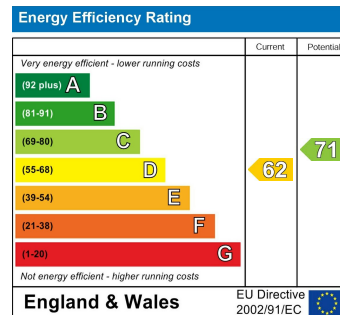
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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale. All fixtures and fittings, unless specifically mentioned in these sale particulars,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