

9 Pinewood Close,
Kidderminster,
DY11 5JJ

Offers In The
Region Of £295,000







WALTON & HIPKISS

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Kitchen/dining
17'7" x 9'11"
The kitchen/dining area is bright and spacious, featuring sleek, modern dark cabinetry with white countertops that complement the light wood-effect herringbone flooring. Large windows flood the space with natural light, enhancing the clean and contemporary feel. There is ample room for both food preparation and dining, with a well-integrated oven and induction hob, and a door leading out to the garden.

Lounge
16'7" x 11'1"
This generous lounge is awash with natural light from large windows that overlook the front of the property. It features a traditional fireplace with a stone surround, creating a warm focal point. The room flows into the dining area, offering a versatile space for both relaxation and entertaining. The neutral décor and carpet flooring create a calm and inviting atmosphere.

Dining Room
11'1" x 11'1"
Adjoining the lounge, the dining room offers a comfortable space for meals with garden access through a glazed door. It benefits from natural light and neutral tones, with carpet flooring providing a soft underfoot feel, perfect for family dining or social gatherings.

Bedroom 1
19'1" x 11'2"
Bedroom 1 is a spacious and bright room with a large window allowing plenty of natural light to fill the space. Neutral walls and soft carpet create a peaceful and restful environment. The room's size offers flexibility for various furniture arrangements and additional storage.

Bedroom 2
9'11" x 10'11"
Bedroom 2 is a comfortable double room with neutral décor and carpet flooring. It has a large window that lets in natural light, creating a bright and airy atmosphere. The room provides a versatile space for sleeping or working from home.

Bathroom
9'9" x 5'5"
The bathroom features a clean and fresh design with a bathtub and a vanity unit under the window. Light tones and practical flooring contribute to a bright and easy-to-maintain space.

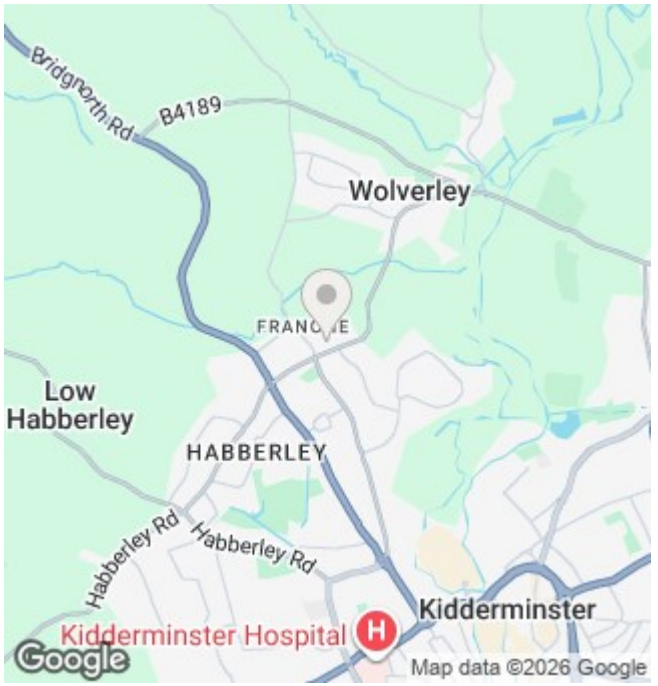
Shower Room
9'6" x 4'10"
The shower room provides a compact but functional space with a walk-in shower, small wash basin and toilet. Light, neutral shades make the room feel clean and fresh.

Rear Garden
The garden is an inviting outdoor space with a well-maintained lawn bordered by mature shrubs and small trees. It offers a peaceful and private setting, ideal for relaxing or entertaining in the fresh air.

Garage
18'5" x 6'11"
The garage is a sizeable single unit with a roller door and direct access via the driveway. It offers secure parking or additional storage space.

ANTI-MONEY LAUNDERING REGUALTIONS
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.

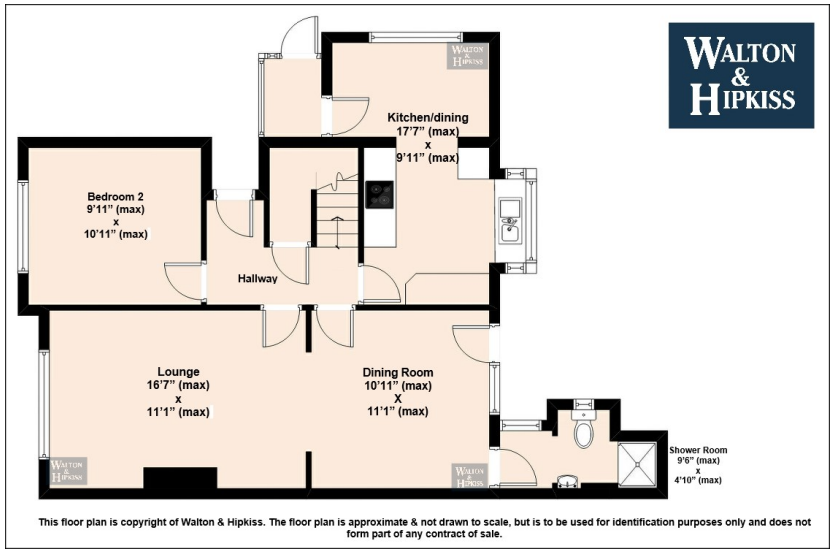


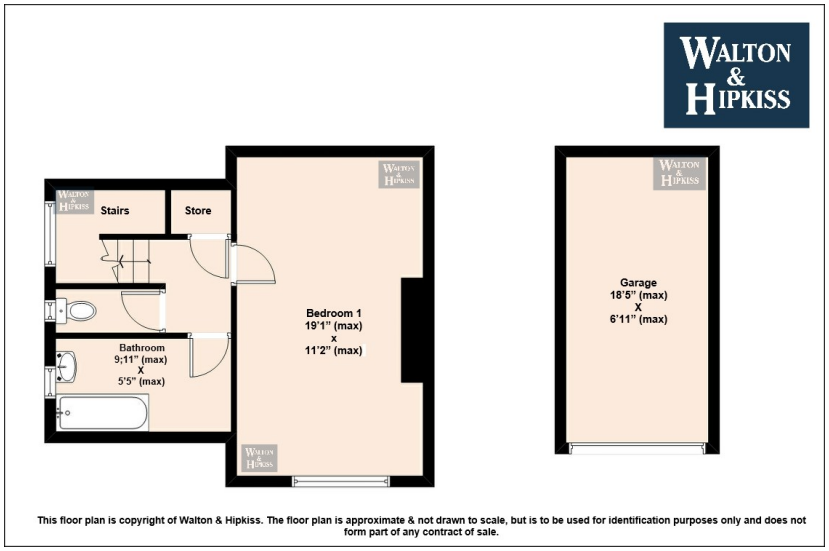




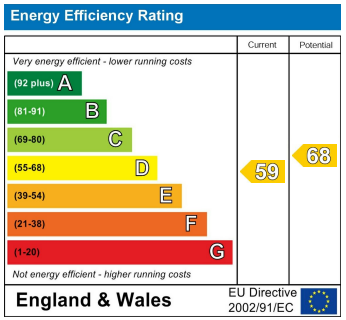


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IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
All fixtures and fittings, unless specifically mentioned in these sale particulars,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

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