

69 Kendlewood Road, Kidderminster, DY10 2XH

Offers Over £355,000







WALTON & HIPKISS

69 Kendlewood Road
Kidderminster
DY10 2XH

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Hallway
A welcoming entrance sets the tone for this lovely home, with large windows allowing natural light to flood the space and stylish vertical radiators adding warmth. The spacious hallway flows seamlessly through the property, creating an inviting first impression. A convenient downstairs W/C, generous coat storage and useful understairs storage add practicality, making everyday family life that little bit easier.

Lounge
16'10" x 12'3"
The lounge is a light and welcoming space, enhanced by a large bay window that allows natural light to flood the room. A feature fireplace with a timber surround creates an attractive focal point, adding warmth and character. Finished with soft grey walls and neutral carpeting, the room offers a comfortable and inviting setting for relaxing or entertaining.

Kitchen
15'8" x 9'8"
The kitchen offers a practical and welcoming space, fitted with a range of timber wall and base units complemented by generous work surfaces. Integrated appliances include a double oven and gas hob, with a window above providing views across the rear garden. Light wood-effect Karndean flooring adds a fresh finish, while space for a small dining table creates an ideal spot for everyday meals.

Dining Room
10'02"" x 12'3"
The dining room offers a welcoming space for family meals and entertaining, with ample room for a large dining table and chairs. Carpeted flooring adds warmth and comfort, while double doors lead through to the sitting room, allowing natural light to flow between the two spaces. A contemporary vertical radiator completes the room, combining modern style with everyday practicality.

Sitting Room
9'9" x 11'8"
The sitting room is a bright and airy space, featuring light wood Karndean flooring that enhances the room's warmth and contemporary appeal. Extensive glazing offers lovely views across the garden, allowing natural light to flood the space and create a welcoming atmosphere. This versatile additional reception room is ideal for relaxing, entertaining or simply enjoying the outlook over the greenery.

Bedroom 1
16'4" x 11'3"
Bedroom one is a spacious principal bedroom, offering plenty of room for a range of bedroom furniture. Built-in wardrobes provide convenient storage, while soft carpeting and neutral décor create a calm and relaxing atmosphere. LED lighting adds a modern touch, complementing the room's comfortable and versatile feel, making it an ideal space to unwind at the end of the day.

Bedroom 2
12'3" x 11'6"
Bedroom two is a well-proportioned double room, featuring fitted wardrobes that complement those in the principal bedroom and provide excellent storage. A large window allows natural light to fill the space, creating a bright and inviting atmosphere. LED lighting adds a modern finishing touch, while the room offers flexibility to suit a variety of needs, whether as a bedroom, guest room or home study.

Bedroom 3
11'7" x 6'7"
Bedroom three is a cosy and inviting room, featuring fitted







wardrobes for convenient storage and a window allowing natural light to brighten the space. LED lighting adds a modern touch, while the versatile layout makes it ideal for use as a child's bedroom, guest room or home office, easily adapting to suit a variety of needs.

Bathroom

8'0" x 8'4"

The generously sized bathroom is beautifully appointed with a modern suite, including a bath with an overhead shower, a separate walk-in shower with a glass screen, a vanity unit with an integrated basin and a WC. Sleek light grey tiling is complemented by wood-effect panelling around the bath and matching flooring, creating a stylish, contemporary finish. LED lighting enhances the modern feel, while the spacious layout combines comfort and practicality to suit everyday needs.

Rear Garden

The rear garden is a beautifully maintained outdoor space with a large paved patio area ideal for al fresco dining and entertaining. Beyond the patio, a well-kept lawn is bordered by mature shrubs and flowerbeds, enclosed by timber fencing for privacy. Stone steps lead from the patio up to the grass, creating different levels that add interest to the garden layout.



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Front Exterior

The property benefits from a spacious driveway providing ample off-road parking, alongside a useful carport and garage. The garage is equipped with both power and water, offering excellent versatility for storage, hobbies or practical workspace needs. Together, these features provide convenient parking and valuable additional functionality to complement the home.

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.

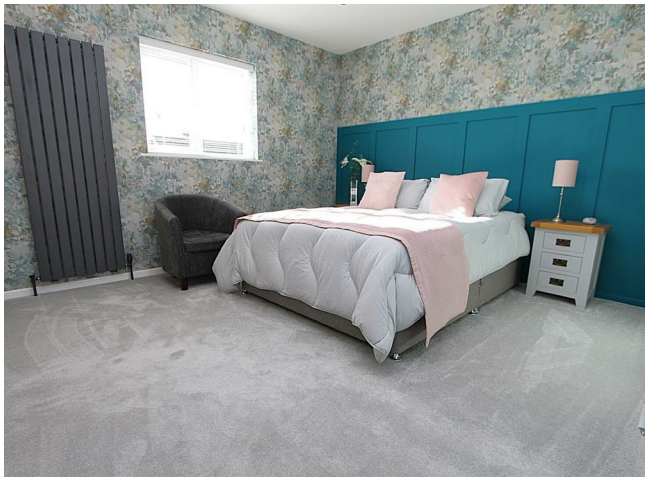
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

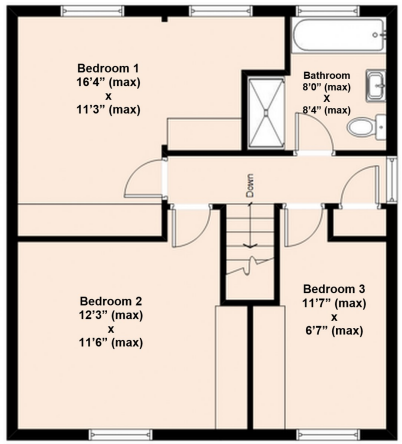
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.

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.









First Floor

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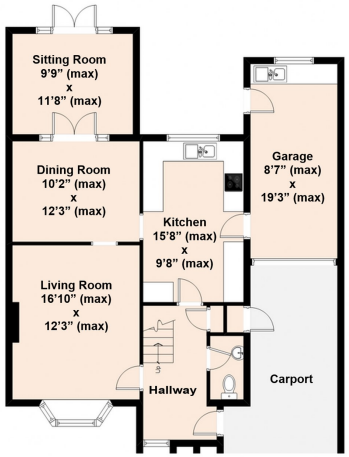

Ground Floor

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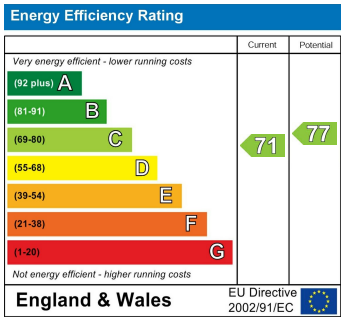
All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by 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