

75 Clensmore Street, Kidderminster, DY10 2AF

Asking Price
£220,000







WALTON & HIPKISS

75 Clensmore Street
Kidderminster
DY10 2AF

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Nestled in the charming area of Clensmore Street, Kidderminster, this delightful house offers a perfect blend of modern living and comfort. Built in 2013, the property spans an inviting 732 square feet, making it an ideal choice for families or individuals seeking a cosy yet spacious home.

Lounge

11'9" x 11'2"
This welcoming lounge offers a bright and spacious area for relaxation and entertaining. The room benefits from a large window that fills the space with natural light, and neutral carpeting and walls provide a calm and inviting atmosphere. The staircase rising from the corner adds architectural interest and leads to the upper floor.

Kitchen/diner

14'8" x 8'11"
The kitchen/diner is a modern and well-appointed space finished with glossy tiled flooring and sleek cabinetry in a mix of white and wood-effect finishes. It includes integrated appliances such as an oven and hob, with a stainless-steel extractor fan overhead. French doors open directly onto the rear garden, allowing plenty of light to flow in and providing easy access to outdoor dining or relaxing. The walls are painted a calming teal shade, complementing the contemporary feel of the space.

Bedroom 1

13'11" x 8'0"
Bedroom 1 is a generously sized room with neutral carpeting and a large window that fills the space with natural light. The walls are painted in a soft teal tone, adding a touch of character while maintaining a serene environment. This room offers ample space for a sizeable bed and additional furniture.

Bedroom 2

11'1" x 8'0"
This second bedroom features neutral carpeting and a large window with shutter blinds, allowing light to brighten the room throughout the day. The walls are painted white, creating a fresh and airy feel. The room is well-sized and ideal for use as a double bedroom or guest room.

Bedroom 3

8'11" x 6'5"
Bedroom 3 is the smallest of the three bedrooms, featuring neutral carpeting and a large window with shutter blinds. The walls are painted with a playful two-tone theme in pink and grey, adding a youthful and vibrant touch to the room. It is well suited as a child's bedroom or a study area.

Bathroom

The bathroom is finished with light neutral tiles that create a clean and fresh feel. It includes a white suite with a bath and shower overhead, pedestal basin, and toilet. A window above the bath ensures natural light while maintaining privacy. The overall design is practical and inviting.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a neat lawn bordered by timber fencing. A small patio area sits by the back door, perfect for outdoor







seating. The garden also includes a timber shed and mature trees that provide privacy and shade, making it a pleasant area to relax or entertain.

Anti-Money Laundering Regulations

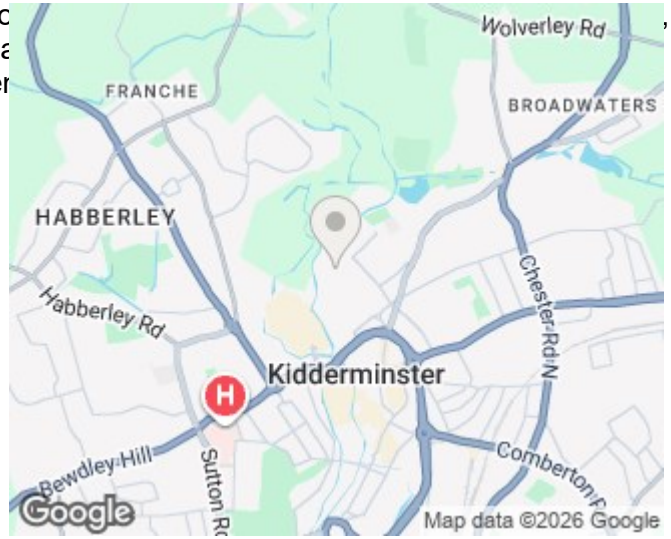
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our trusted partner, Thirdfort, to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

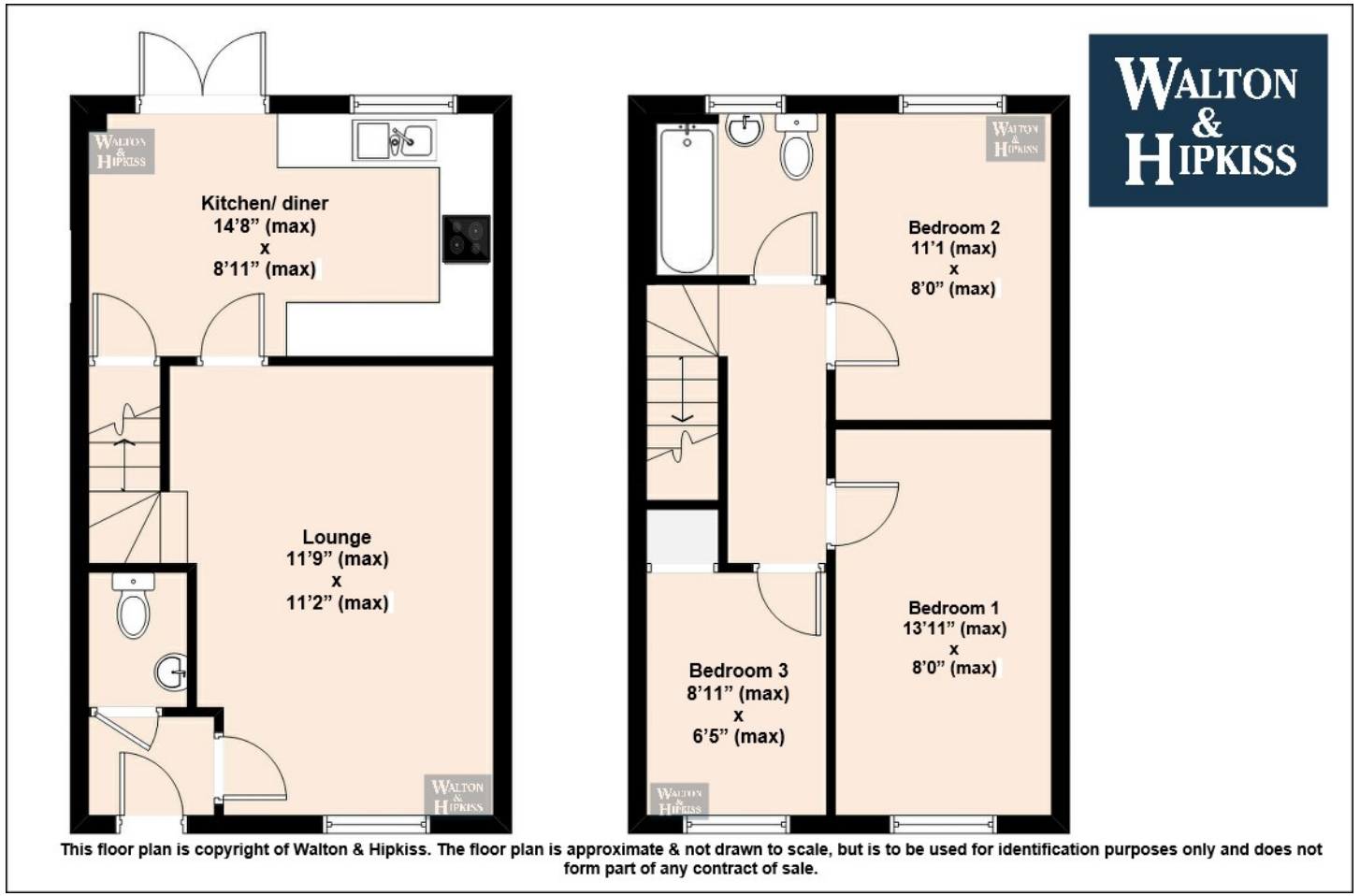
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

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.

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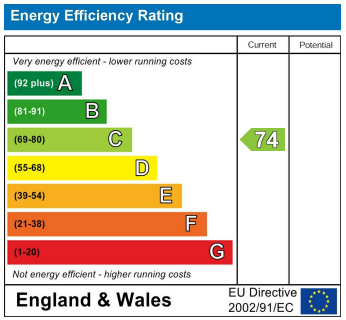
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EPC Rating: C
Council Tax Band: B