

136 Linnet Rise,
Kidderminster,
DY10 4TU

Offers In The
Region Of £290,000







WALTON & HIPKISS

136 Linnet Rise
Kidderminster
DY10 4TU


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Lounge & Dining Room
(Lounge) 16'11 x10'2
A welcoming lounge featuring a fire set within a classic surround, creating a cosy focal point. The room is bright with plenty of natural light from a front-facing window and flows effortlessly through an archway into the adjoining dining room, which offers a peaceful space for meals and overlooks the rear garden with a window letting in ample daylight. Both rooms are neutrally decorated with carpeted flooring, providing a warm and comfortable atmosphere throughout.

Kitchen
10'5" x 7'11" (max)
The kitchen presents a practical arrangement with cabinets topped with wooden work surfaces that extend around the room in a U-shaped layout. A large window above the sink allows natural light to brighten the space, while the tiled flooring adds to the kitchen's ease of maintenance and functionality.

Cloakroom
A compact cloakroom with practical tiled walls and flooring, featuring a close-coupled WC and a heated chrome towel rail, providing a convenient amenity on the ground floor.

Landing
The landing is bright and carpeted, with white walls and a wooden balustrade overlooking the staircase below, connecting the bedrooms and bathrooms upstairs.

Bathroom
6'2" x 6'4" (max)
A family bathroom fully tiled in neutral tones with a white suite comprising a bath, pedestal sink, and close-coupled WC. The window allows natural light to fill the space, creating a fresh and airy feel.

Bedroom 1
11'8" x 9'8" (max)
Bedroom 1 offers a spacious and inviting setting with a large window allowing plenty of daylight to flood in. It features neutral decor and carpeted flooring, with a built-in wardrobe providing useful storage. This room enjoys the benefit of an ensuite shower room for added privacy.

Ensuite
The ensuite shower room is fitted with a corner shower cubicle featuring a glass door, a heated chrome towel rail, and fully tiled walls in a neutral palette, complementing the main bathroom's aesthetic.

Bedroom 2
9'4" x 10'6" (max)
Bedroom 2 is a well-proportioned room with a front-facing window and a neutral colour scheme. The carpeted floor adds comfort underfoot, making this a cosy space to relax or work from home.

Bedroom 3
7'4" x 7'2" (max)
Bedroom 3 is a smaller single room with a rear-facing window. It is neutrally decorated and carpeted, ideal for use as a child’s room, guest bedroom, or study space.

Rear Garden
The rear garden is a delightful outdoor space featuring a paved patio area ideal for seating and entertaining, leading onto a well-maintained lawn bordered by mature shrubs and plants. The garden is enclosed, offering privacy and a peaceful environment to enjoy the outdoors.

Garage
17'8" x 7'10" (max)
The garage is a substantial single space accessed from the front driveway, offering useful storage or parking with a max size providing plenty of room for a vehicle or additional storage needs.

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.

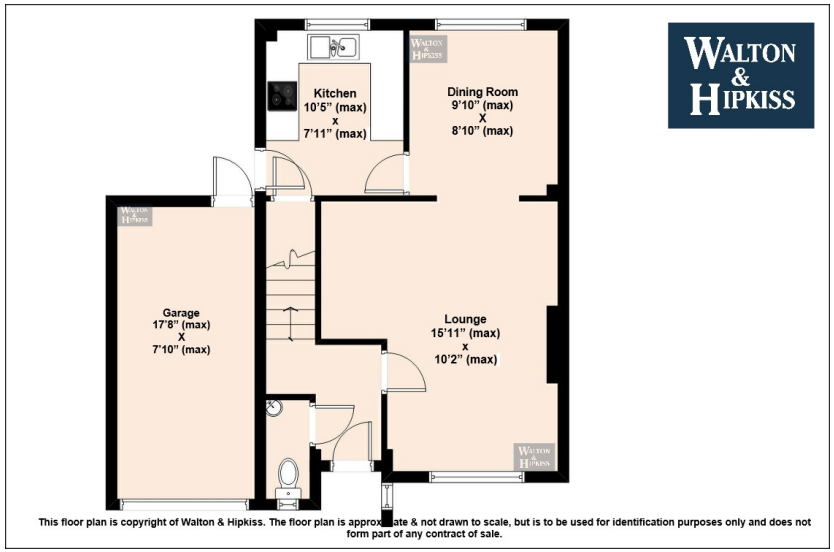
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.

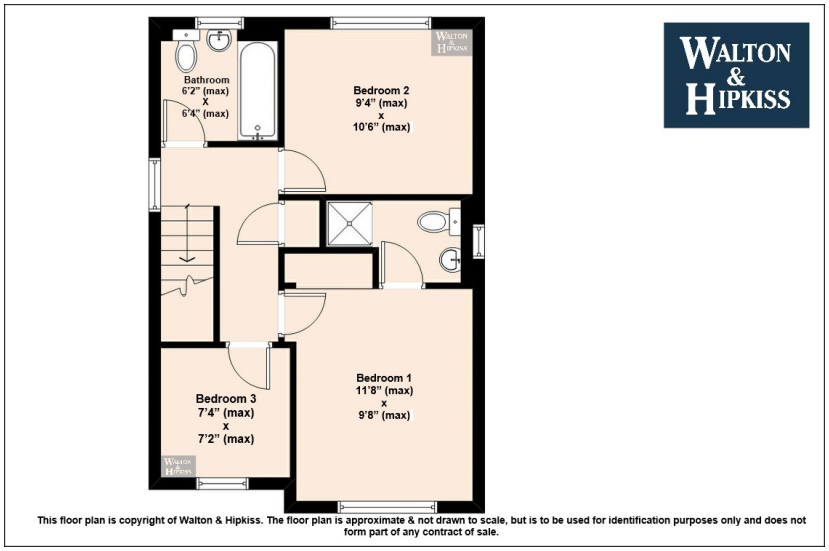
A non-refundable fee of £50 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.

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.

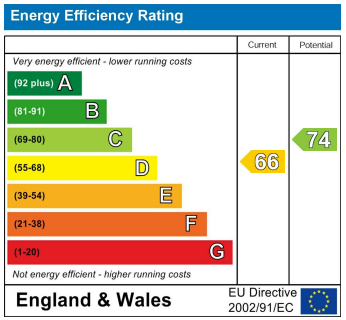
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.







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: D

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