

48 Batham Road,
Kidderminster,
DY10 2TW

Offers In The
Region Of £230,000







WALTON & HIPKISS

48 Batham Road
Kidderminster
DY10 2TW


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Hallway
A welcoming entrance hall with a classic wooden front door, freshly painted white walls, and light flooring that leads directly into the bathroom and lounge, setting a bright and airy tone for the home.

Kitchen
10'4" (max) x 7'10" (max)
This kitchen is fitted with white cabinetry paired with speckled countertops and a tiled backsplash in muted tones, complemented by a gas hob and a stainless-steel sink beneath a window that floods the space with natural light. The flooring is a dark wood effect, adding warmth to the room.

Lounge
16'10" (max) x 11'04" (max)
The lounge features a large bay window which fills the space with natural light, soft grey carpeting underfoot, and a central fireplace set into a feature wall with floral wallpaper. The room's spaciousness is enhanced by its light walls and the room’s generous proportions make it ideal for relaxation or entertaining.

Bedroom 1
11'11" (max) x 11'5" (max)
Bedroom 1 offers a calm ambiance with neutral grey carpeting and fresh white walls. A large window provides plenty of daylight, and space is ample for various furnishing options, creating a restful retreat.

Bedroom 2
10'4" (max) x 10'5" (max)
Bedroom 2 is a comfortable space featuring light grey carpeting and crisp white walls. A prominent mirrored wardrobe adds practical storage and helps to reflect light, keeping the room feeling bright and spacious.

Conservatory
9'7" (max) x 8'10" (max)
The conservatory is a bright, airy extension with large windows all around and a pitched roof, allowing for an abundance of natural light. The neutral flooring and white walls create a versatile space ideal for relaxing or enjoying views of the garden.

Rear Garden / Courtyard
To the rear, a stone-paved patio provides a private outdoor space, bordered by shrubs and greenery, perfect for outdoor seating or dining. The conservatory opens out onto this peaceful courtyard area, creating an easy flow between indoor and outdoor living.

Garage and Side Driveway
19'5" (max) x 8'7" (max)
This covered side driveway leads to the garage, offering protected parking or additional storage space. It is bordered by brick walling and has a solid hardstanding surface, providing practical and secure access to the garage.

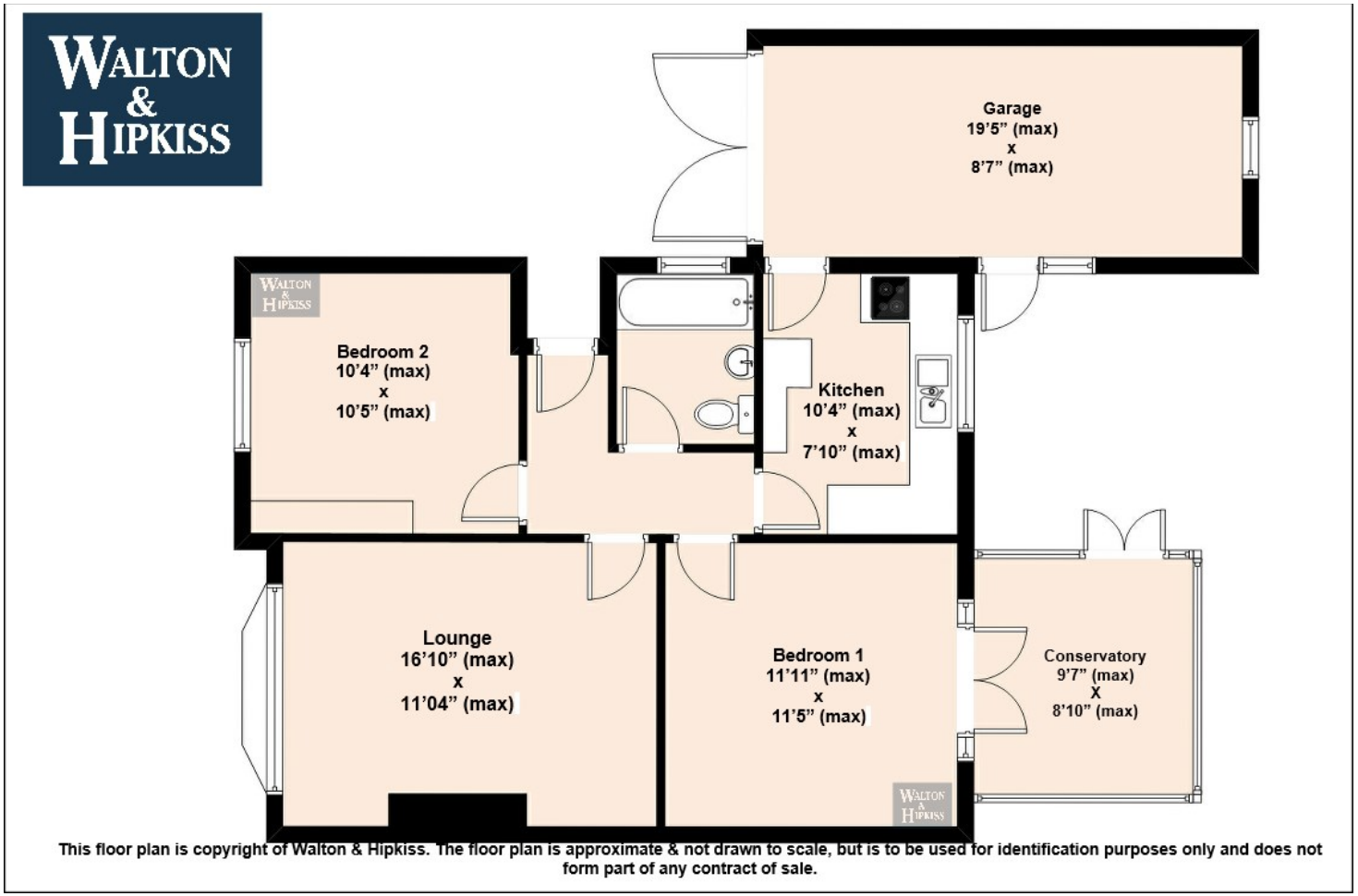
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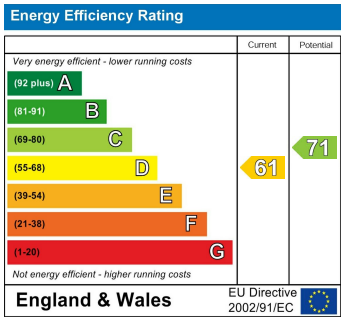


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Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.
A non-refundable fee of £50 plus VAT per person is payable 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.



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EPC Rating: D
Council Tax Band: C

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