



**3 Spalding House,
The Village,
Chaddesley
Corbett,
Kidderminster,
Guide Price
£275,000**



**WALTON
&
HIPKISS**

**The Village
Chaddesley Corbett
Kidderminster
DY10 4SN**



The accommodation briefly comprises a welcoming entrance hall with spotlights, a useful storage cupboard and a fitted cloakroom. A door leads through to the spacious open-plan living, dining and kitchen area, providing a bright and versatile space ideal for both everyday living and entertaining.

To the first floor, the landing provides access to two well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from off-road parking for two vehicles.

Council Tax Band D.

We are advised that there is an annual service charge of approximately £300.

Hall

The hallway provides access to the main living space and cloakroom, and includes a small storage cupboard. It sets the tone with its clean lines and neutral colours, with the same grey flooring continuing through from the open-plan area, creating a smooth transition as you enter the home.

Open Plan Dining/Sitting Room/Kitchen

21'11" x 17'02"

The open-plan dining, sitting room, and kitchen is a bright, spacious area with a modern feel. The kitchen is fitted with sleek white cabinetry and a contrasting dark countertop, complemented by a grey tiled splashback. Integrated appliances include a built-in oven and hob, while a large space remains for dining and seating arrangements. The room benefits from multiple windows that allow natural light to fill the space, and the light grey flooring runs throughout, enhancing the airy atmosphere. A staircase leading to the first floor is positioned within the room, adding to the open and flowing layout.

WC

The WC on the ground floor is compact and practical,

featuring a white suite with a close-coupled toilet and a pedestal basin. It is naturally lit by a window and includes a heated towel rail, with simple, clean lines and neutral decor that complements the rest of the property.

Bedroom 1

13'04" x 11'01"

Bedroom 1 is a well-proportioned room with a charming vaulted ceiling and three large windows dressed with elegant curtains, filling the space with natural light. The room features fitted wardrobes along one wall, offering ample storage, and the neutral colour scheme with grey flooring creates a calm and inviting atmosphere. This bedroom combines character with modern simplicity, making it a comfortable retreat.

Bedroom 2

15'11" x 7'00"

Bedroom 2 is a long and narrow room with a window at one end dressed with a curtain, allowing natural light to brighten the space. It has a clean, neutral décor with the same grey flooring seen throughout the property. The room has enough space to accommodate a single or double bed and additional furniture, making it a versatile second bedroom or office space.

Bathroom

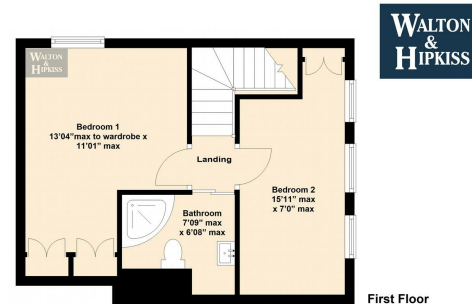
7'09" x 6'08"

The bathroom is a compact room featuring a corner shower enclosure with glass doors, a pedestal basin, and a close-coupled toilet. It is finished in a light, neutral palette with the grey flooring extending into the space. A window allows natural light to enter, while a heated towel rail provides added comfort and convenience.





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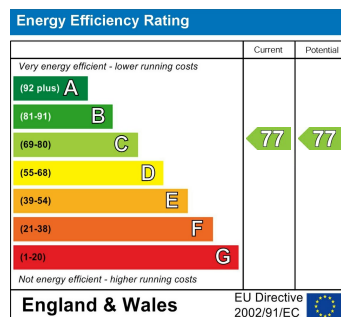
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EPC Rating: C
Council Tax Band: D



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