



Connells

Clee Avenue
KIDDERMINSTER



Property Description

Spacious and well-presented semi-detached property situated in a quiet cul-de-sac location close to local amenities.

This family home offers ample living space throughout with two reception rooms and additional w/c and wet room to the ground floor. Three good sized bedrooms and shower room to the first floor while stairs lead to loft room.

The property also benefits from a front driveway, rear garden, gas central heating and double glazing throughout.

Entrance Porch

Double glazed door to the front into entrance porch having tiled flooring and a ceiling light point. Two double glazed windows to the front and a double glazed window either side. Door through to:-

Entrance Hall

Having wood effect laminate flooring, panelled central heating radiator and a ceiling light point. Under stairs storage cupboard, two double glazed windows to the front and doors off to sitting room, dining room and kitchen.

Sitting Room

13' x 11' 6" (3.96m x 3.51m)
Spacious sitting room with a large double glazed bay window to the front creating a bright living space. Carpet floor tiles laid with laminate flooring underneath, gas fire with

marble effect surround, ceiling light point, television aerial point and a panelled central heating radiator.

Dining Room

19' x 11' 6" (5.79m x 3.51m)
Well-presented dining room having double glazed French doors to the rear opening into the garden. A feature gas fire with an exposed brick surround, wood effect laminate flooring, two ceiling light points and a panelled central heating radiator. Double glazed window looking into the kitchen.

Kitchen / Utility Area

16' 7" x 15' 6" (5.05m x 4.72m)
Spacious fitted kitchen with utility area offering a range of matching wall and base units and roll edge wooden work surfaces. Porcelain sink and drainer unit with a mixer tap, integrated eye level electric oven with a 'slide and hide' style door, integrated electric hob with extractor fan over and space for a freestanding fridge freezer. Space and plumbing for a washing machine, tiled walls and flooring, two ceiling light points and a panelled central heating radiator. Double glazed window to the rear and a set of double glazed patio doors opening into the rear garden.

Ground Floor W / C

Fully tiled having a w/c, ceiling light point and small panelled radiator. Door through to ground floor wet room.

Ground Floor Wet Room

Fully tiled wet room having a wall mounted electric shower, shower curtain and ceiling light point.

First Floor Landing

Stairs up from entrance hall onto the first floor landing having fitted carpet a double glazed window to the side, ceiling light point and doors off to bedrooms and shower room.

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

Spacious double bedroom having wood effect laminate flooring, ceiling light point and a panelled central heating radiator. Double glazed window to the rear.

Bedroom Two

13' 5" x 11' 3" (4.09m x 3.43m)

Spacious double bedroom having wood effect laminate flooring, a panelled central heating radiator and ceiling light point. Double glazed bay window to the front.

Office / Nursery

6' 11" x 5' 11" (2.11m x 1.80m)

Currently used as an office space with wood effect laminate flooring, a ceiling light point and a double glazed window to the front. Door with staircase up to loft room.

Second Floor Loft Room

17' 10" x 13' 10" (5.44m x 4.22m)

With plenty of storage space in eaves, two large double glazed windows to the side creating a bright space, ceiling light point and a panelled central heating radiator.

Outside

Front Garden

A driveway to the front creating parking for multiple cars, block paved steps up to front door and front access to the garage.

Rear Garden

Out to patio area with plants and shrubs surrounding, small steps and pathway to the side leading up to large gravel area with established trees and shrubbery and a pathway to the side allowing access to the summer house. An additional garage behind the summer house offering extra storage space.

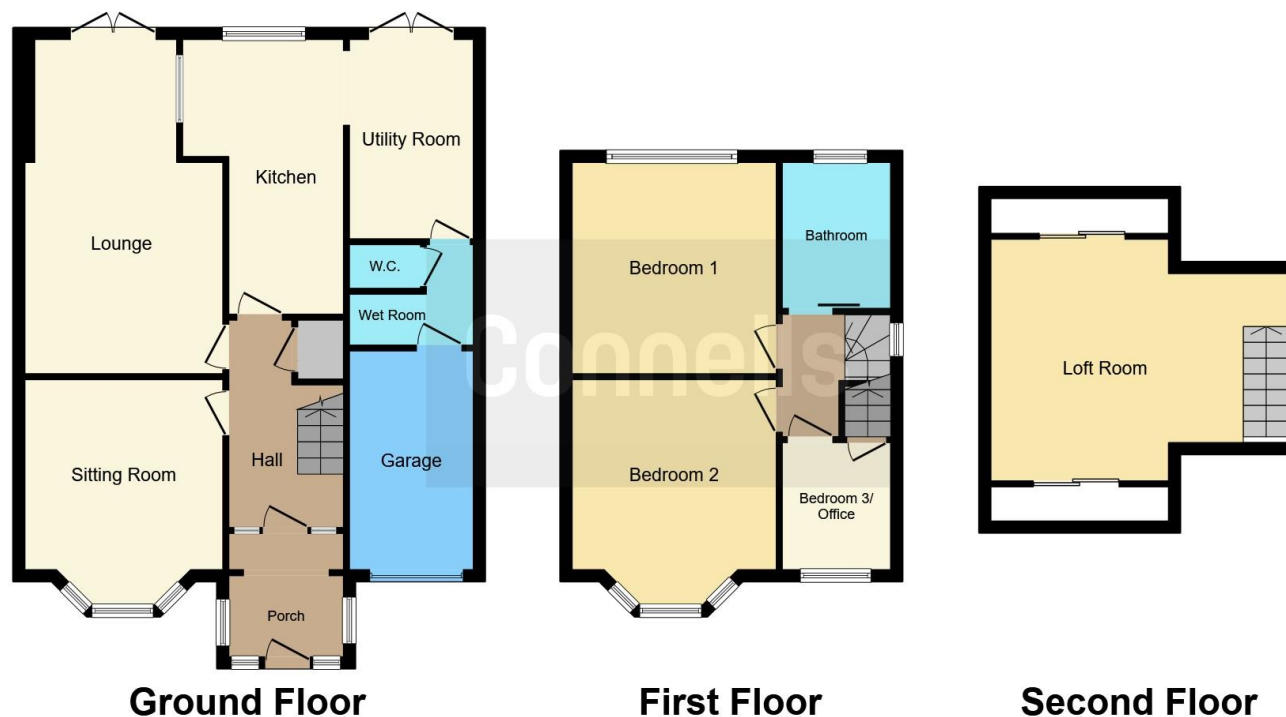
Agent Notes

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England, Scotland and Wales. Your conveyancer will take the necessary steps and advise you accordingly."









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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