



**Naylor Close, Kidderminster DY11 7ND**

**welcome to**

**Naylor Close, Kidderminster**

\*\*\* NO UPWARD CHAIN\*\*\*FOUR BEDROOM DETACHED FAMILY HOME\*\*\*QUIET CUL-DE-SAC LOCATION\*\*\*MASTER BEDROOM WITH AN EN-SUITE\*\*\*GARAGE CONVERSION INTO ADDITIONAL RECEPTION ROOM\*\*\*DOUBLE GLAZED AND GAS CENTRAL HEATING\*\*\*THREE RECEPTION ROOMS\*\*\*



An excellent four bedroom detached family home situated in a quiet cul-de-sac location in Kidderminster! The internal accommodation comprises of entrance hallway, cloakroom/wc, study, lounge, dining room, kitchen, utility room, four bedrooms (master bedroom with an en-suite) and a family bathroom. The external benefits from a driveway and a rear garden. Call today to arrange your viewing.

**Approach**

**Entrance Hall**

**Cloakroom/Wc**

**Study**

**Lounge**

**Dining Room**

**Kitchen**

**Utility Room**

**Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Rear Garden**

**Agent Note**



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welcome to

## Naylor Close, Kidderminster

- FOUR BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- GARAGE CONVERSION INTO ADDITIONAL RECEPTION ROOM
- MASTER BEDROOM WITH AN EN-SUITE
- DOUBLE GLAZED AND GAS CENTRAL HEATING

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KMS115536 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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