



47 Franche Rd | | Kidderminster | DY11 5AL

£285,000

Welcome to your new home! have a look around, kick off your shoes & picture your Sunday morning coffee & papers in your stylish family kitchen!

This 1930s traditional three bedroom home has a large driveway with the added privacy due to some clever planting.

Open the front door of number forty seven to reveal a family home full of style & warmth, tastefully decorated in contemporary tones.

Super family spaces, comfortable bedrooms & some great attention to detail make this the perfect family home on the outskirts of Kidderminster town. Locally, amenities include: local grocery shops, and Franche primary school which has good ofsted ratings. Close to links through Kidderminster and towards

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WELL PRESENTED
- AMPLE PARKING
- LARGE GARDEN



Property Description

ENTRANCE PORCH

7' 3" x 2' 8" (2.22m x 0.83m)

A WARM WELCOME AWAITS

The feeling of getting home never felt so good, pull onto your drive and step into the warmth of your new home.

arched UPVC double doors open into the useful porch with lighting and coat hooks.

The original front door leads you into the comfort of homes hallway

SITTING ROOM

15' 5" x 11' 1" (4.7m x 3.38m)

The sitting room is drenched in morning sunshine which picks up the colors of the stained glass. When evening comes its a cozy retreat to relax in.

Finished in 'school house white' with white woodwork keeping the contemporary theme that runs throughout the house.

* WHITE UPVC DOUBLE GLAZED WINDOW WITH OPENING UNIT

* ORIGINAL STRIPPED DOORS

* WHITE CENTRAL HEATING RADIATOR

* WHITE PAINTED COVING & WOODWORK

* CEILING LIGHT POINT

* WARM BEIGE CARPET

KITCHEN

8' 9" x 8' 9" (2.68m x 2.68m) Step into the kitchen and cook up a family feast on the Bosch five burner hob.

The array of oak wall and base units offer an abundance of storage space including pan drawers and spice racks, sleek black corian work tops contrast the oak doors providing clean practical work areas. The decor follows the contemporary theme with cream beveled metro tiles and contrasting grout.

* SPOT LIGHTING

* INTEGRATED APPLIANCES - WASHING MACHINE, DISHWASHER, FRIDGE FREEZER

* WHITE COVING & WOODWORK

* CARRON PHOENIX STAINLESS STEEL SINK WITH MIXER TAP

* WHITE UPVC DOUBLE GLAZED WINDOW WITH OPENING UNIT

* BOSCH EYE LEVEL DOUBLE OVEN

DINING ROOM

12' 7" x 9' 10" (3.85m x 3.00m)

The open plan dining kitchen offers an ideal space for those special family occasions, stylish dinners, children's parties or maybe cocktail hour, open the French doors and the party spills outside onto the patio.

Sandstone style tiles with matching tiled upturn adds a light and clean finish to the dining room, large storage cupboards with stylish high gloss doors keep it minimal.

* WHITE UPVC FRENCH DOORS

* ORIGINAL WOODEN STRIPPED DOOR

* WHITE WOODWORK & COVING

* SOCKETS FOR WALL MOUNTED MEDIA

* CENTRAL CEILING LIGHT POINT

MASTER BEDROOM

14' 7" x 11' 1" (4.46m x 3.40m)

With open views to the local sports field from the large bay window that floods light into this tranquil room.

* WHITE CENTRAL HEATING RADIATOR

* WHITE UPVC DOUBLE GLAZED WINDOW WITH STAINED GLASS & OPENING UNIT

* WARM BEIGE CARPET

* WHITE COVING AND WOODWORK

* ORIGINAL SOLID WOODEN DOORS

BEDROOM TWO

12' 6" x 11' 2" (3.82m x 3.41m)

The second bedroom overlooks the rear garden with further views to open fields.

- * WHITE UPVC DOUBLE GLAZED WINDOW WITH OPENING UNIT
- * WARM BEIGE CARPET
- * 1930's ORIGINAL SOLID WOODEN DOORS
- * WHITE PAINTED WOODWORK AND COVING
- * WHITE CENTRAL HEATING RADIATOR
- * CEILING LIGHT POINT

BEDROOM THREE

8' 0" x 7' 1" (2.44m x 2.18m) The third bedroom is a single bedroom, ideal for a nursery or office and situated at the front of the house.

- * WHITE UPVC DOUBLE GLAZED WINDOW WITH STAINED GLASS DECORATION
- * ORIGINAL 1930's SOLID WOODEN DOOR
- * WHITE PAINTED WOODWORK AND COVING
- * WHITE CENTRAL HEATING RADIATOR
- * WARM BEIGE CARPET





BATHROOM

8' 6" x 7' 0" (2.6m x 2.15m) Neutrally decorated in warm tones with large ceramic tiling to splash back and warm vinyl flooring. Relax in the 'P' shaped whirlpool bath at the end of a busy day. The white suite comprises: low level WC and pedestal wash handbasin.

- * Chrome mixer shower with glass screen
- * Frosted UPVC window
- * Original 1930's solid wooden doors
- * White central heating radiator

HALLWAY & LANDING

The large hallway has doors to sitting room, dining room and handy understairs cupboard housing the boiler and meters. Stairs lead to a good size landing with window to side elevation doors to bedrooms and bathroom and access with ladder to loft.

GARDEN

This extensive outside space is a gardeners paradise, there is so much to love here, winding paths, lawns, mature trees and shrubs and spring flowers all leading to a handy workshop at the bottom of the garden, linger a while and listen to the birdsong above.

The garage is accessible from the rear garden and there is an extra outbuilding with outside WC

WORKSHOP

Good sized workshop, gym or even home office.

GARAGE

The garage is accessible from the drive and the rear garden. power and lighting

TENURE

The property is freehold, this will be confirmed by your solicitor during purchase

FIXTURES AND FITTINGS

ALL CARPETS, LIGHT FITTINGS, KITCHEN APPLIANCES AND WORKSHOP ARE INCLUDED IN THE SALE.

SERVICES

MAINS WATER, GAS AND ELECTRIC ARE CONNECTED AT THE PROPERTY

VIEWINGS

VIEWINGS ARE BY APPOINTMENT ONLY - PLEASE CONTACT OUR KIDDERMINSTER OFFICE 01562 7467 info@tonerestates.com

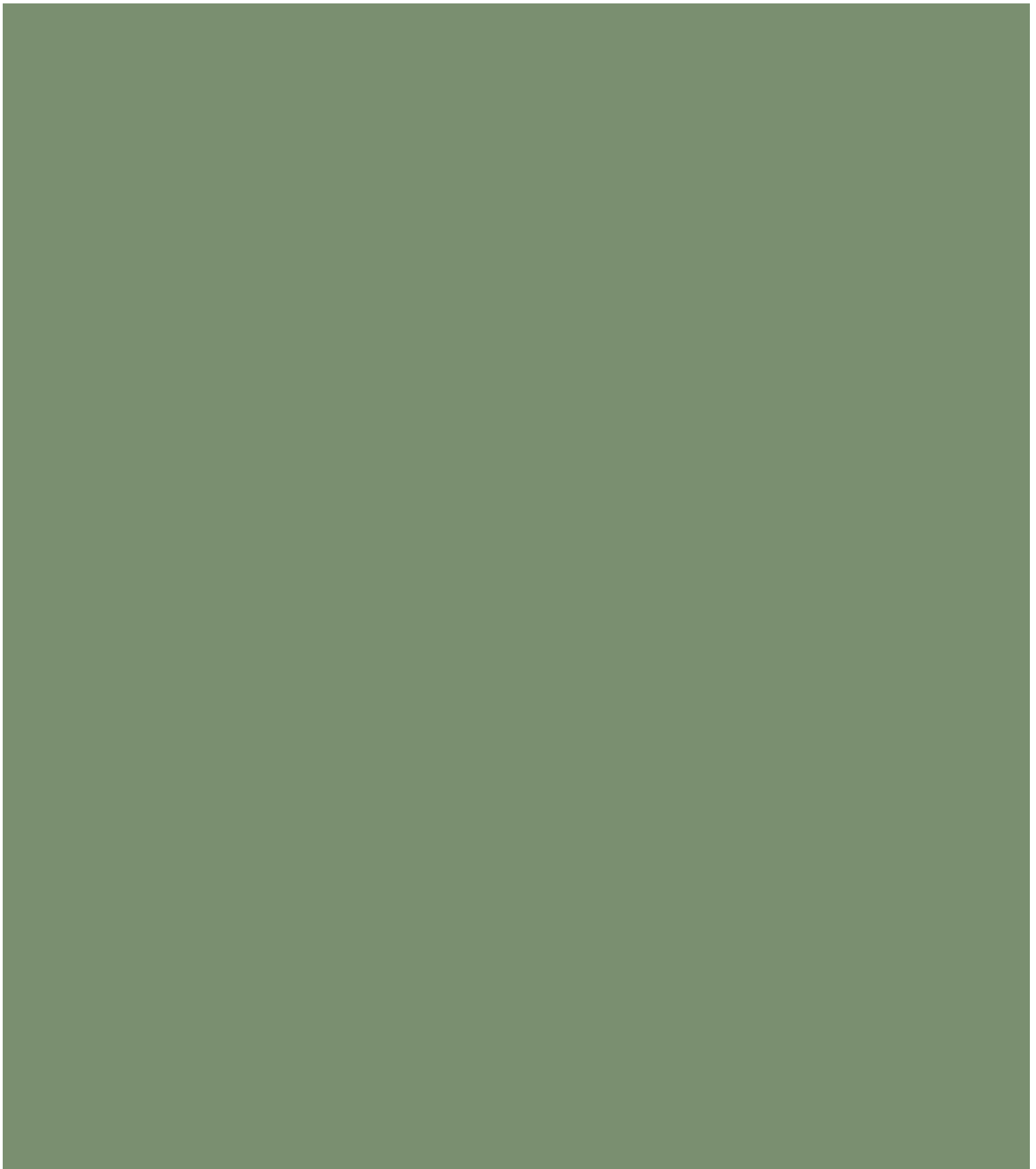
DISCLAIMER

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements