**welcome to**

**Lawrence Grove, Kidderminster**

****FOUR BEDROOM DETACHED****
****GARAGE & DRIVEWAY PARKING****
****MASTER BEDROOM WITH EN-SUITE****
****CLOSE TO LOCAL AMENITIES****
****GAS CENTRAL HEATING****

Comprising entrance hallway, downstairs cloakroom room, dining lounge, breakfast kitchen, master bedroom with en-suite, three further bedrooms and bathroom.
**Approach**
Driveway parking leading to front door.

**Entrance Hallway**
Double glazed obscure door to front, spot lights, stairs to first floor landing, gas central heated radiator, built-in cupboard, wood effect flooring and doors to various rooms.

**Downstairs Cloakroom**
Spot lights, low level wc, pedestal wash hand basin, tiled splashbacks, gas central heated radiator and wood effect flooring.

**Lounge**
15' 3" x 11' 2" ( 4.65m x 3.40m )
Double glazed French doors to garden, double glazed windows to rear aspect, ceiling light and gas central heated radiator.

**Dining Room**
9' 5" x 7' 9" ( 2.87m x 2.36m )
Double glazed window to front aspect, ceiling light, gas central heated radiator and fitted wardrobe.

**Breakfast Kitchen**
17' 8" max x 7' 9" max ( 5.38m max x 2.36m max )
Double glazed French doors to rear garden, spot lights, range of wall, drawer and base units, one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, worktops, integrated dishwasher, integrated washing machine, gas hob, double electric oven, oven hood, fridge freezer, gas central heated radiator and wood effect flooring.

**Landing**
Ceiling light, access to loft, two built-in cupboards, gas central heated radiator and doors to various rooms.

**Bedroom One**
11' excluding recess x 10' excluding recess ( 3.35m excluding recess x 3.05m excluding recess )
Two double glazed windows to front aspect, ceiling light, gas central heated radiator, fitted wardrobes and door to en-suite.

**En-Suite**
Double glazed obscure window to side aspect, spot lights, low level wc, pedestal wash hand basin, walk-in shower, tiled splashbacks, heated towel rail and wood effect flooring.

**Bedroom Two**
12' 3" max x 8' 8" excluding recess ( 3.73m max x 2.64m excluding recess )
Double glazed window to front aspect, ceiling light, gas central heated radiator and fitted wardrobe.

**Bedroom Three**
9' 10" front of robes x 8' 9" max ( 3.00m front of robes x 2.67m max )
Double glazed window to rear aspect, ceiling light, gas central heated radiator and fitted wardrobes.

**Bedroom Four**
10' 11" x 7' 9" ( 3.33m x 2.36m )
Double glazed window to rear aspect, ceiling light and gas central heated radiator.

**Bathroom**
Double glazed obscure window to rear aspect, spot lights, low level wc, pedestal wash hand basin, bath with shower over, tiled splashbacks, heated towel rail and wood effect flooring.

**Rear Garden**
Fenced borders with gated side access leading to frontage, patio, lawn and outside tap.

**Garage**
Up and over door, power and lighting.

**Agent Note**
There is an annual service charge for the communal areas of £60.08. This is paid in two installments of £30.04.
**welcome to**

**Lawrence Grove, Kidderminster**

- FOUR BEDROOM DETACHED FAMILY HOME
- NO UPWARD CHAIN
- GARAGE & DRIVEWAY PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold  
EPC Rating: B

**offers over**

**£270,000**

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