



3 Saint Georges Terrace, Kidderminster, DY10 1SG

Guide Price £199,950

HILLS
Estate Agents

3 Saint Georges Terrace

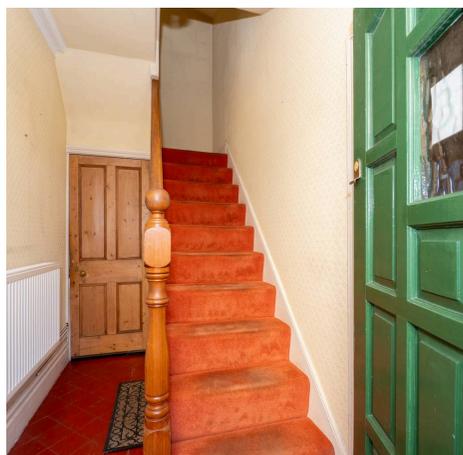
Kidderminster

Having been in the same ownership for over 50 years, this is an excellent opportunity to acquire a spacious characterful home which is being offered with no onward chain. This attractive three bedroom semi-detached home is situated in a popular and quiet residential location close to local amenities and transport links. The property offers well-proportioned accommodation over three floors and presents an excellent opportunity for purchasers looking to modernise and personalise a spacious home.

- Deceptively Spacious 3 Semi-Detached Home
- Accommodation Arranged Over Three Floors
- Two Generous Reception Rooms
- Fitted Kitchen With Separate Utility Room
- No Onward Chain
- Excellent Potential For Modernisation
- Private & Enclosed Tiered Rear Gardens
- WHAT3WORDS: ///just.noise.passes

DIRECTIONS

From the railway station on Comberton, turn left and take the second right hand turn at the Tesco Express onto George Street. Then take the 3rd right hand turn onto St Georges Terrace where the property will be found on the right hand side as indicated by the Agents For Sale Board.



FULL DETAILS

St Georges Terrace is in a convenient residential area near Kidderminster town centre, with easy access to shops, cafes, restaurants, and supermarkets. It has good transport links, including direct trains to Birmingham, making it ideal for commuters, and offers road access to nearby towns like Bewdley and Stourport-on-Severn. The area also benefits from nearby countryside, including the Wyre Forest, which is ideal for outdoor activities.

MILEAGE (all distances approximate)

Kidderminster Railway Station 0.2 Miles | Bewdley 3.5 Miles | Stourport-on-Severn 3 Miles | Worcester 13 Miles | Birmingham 17 Miles.

THE PROPERTY

Approached from the side to the main entrance door which opens into a welcoming reception hall, from here a staircase rises to the first floor and doors lead to both ground floor reception rooms.

The living room is positioned to the front of the property, whilst the dining room is located to the rear. Both rooms are generously proportioned and provide excellent living and entertaining space.

From the dining room access is gained to the rear fitted kitchen, which in turn provides access to the the private rear gardens. The kitchen also leads through to a useful utility room and separate ground floor cloakroom, adding to the practicality of the accommodation.



To the first floor, the landing gives access to two bedrooms and the family bathroom. The main bedroom is a generous double room situated to the front of the property, while the second bedroom is a well-proportioned single room positioned to the rear. Also located on this floor is the independent family bathroom. A staircase from the first floor landing rises to the second floor, where the third bedroom is located. This is a particularly spacious double bedroom offering excellent additional accommodation. The property further benefits from a useful cellar, accessed via steps from the reception hall, providing valuable storage space and potential for future conversion, subject to the necessary consents. The cellar benefits from a good head height, making it a versatile additional area.

OUTSIDE

To the front of the property is a small hardstanding area with the space to the side leading to the main entrance. The rear gardens are particularly private and fully enclosed, arranged over three tiers.

An initial courtyard area leads down via steps to two further garden levels, creating a pleasant outdoor environment suitable for family use and entertaining.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected. We cannot confirm these are in working order or free from any defects.



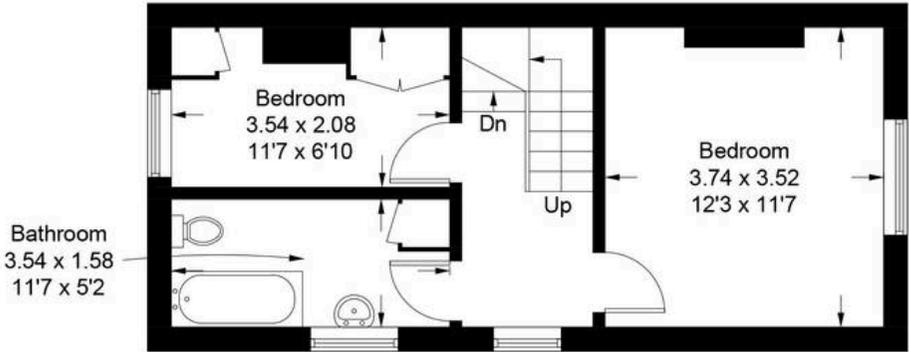


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Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft

Cellar = 15.0 sq m / 161 sq ft

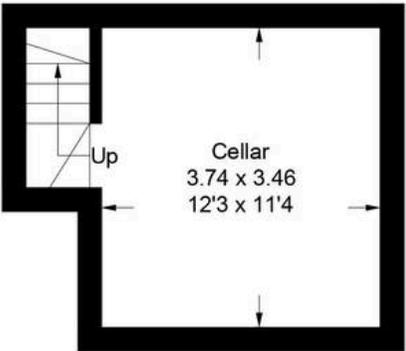
Total = 117.7 sq m / 1266 sq ft



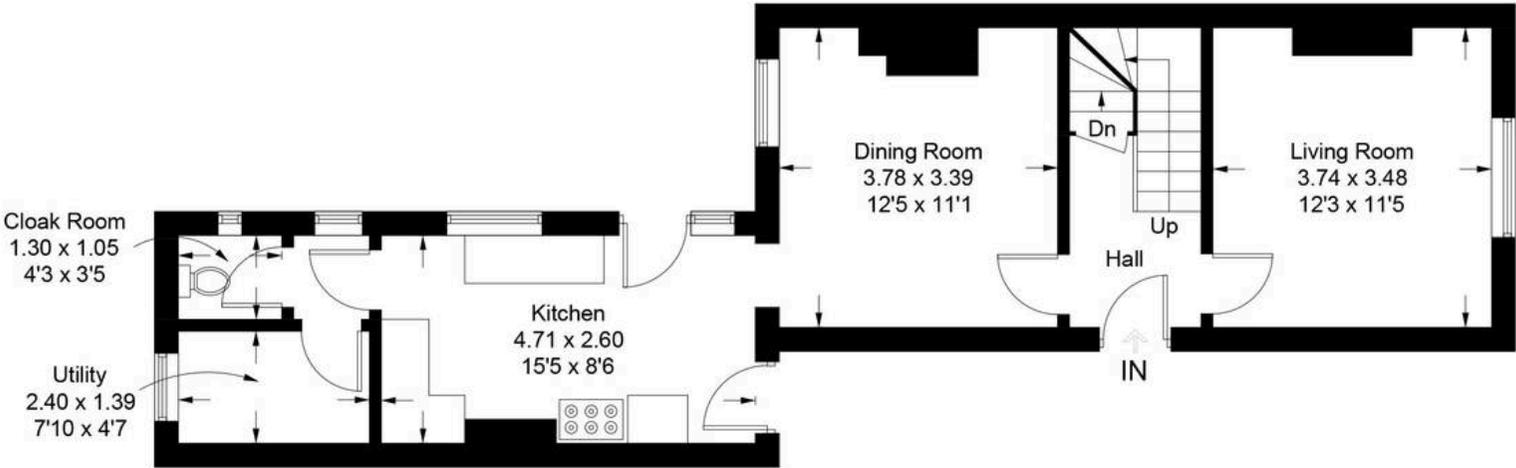
First Floor



Second Floor



Cellar



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact.