



26 Butler Best Way, Kidderminster, DY10 2GA

Guide Price £275,000

HILLS
Estate Agents

26 Butler Best Way

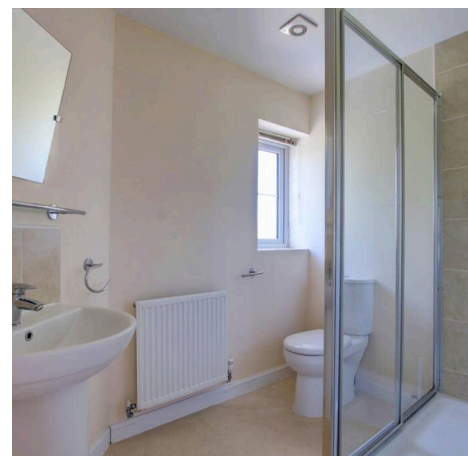
Kidderminster, Worcestershire

This is an excellent opportunity to acquire a lovely positioned three storey townhouse with attractive views over the canal and adjoining common land. The property has been in the same ownership since new and is now coming to the market being offered with no onward chain. This deceptively spacious family home offers excellent sized accommodation throughout and presents an exciting opportunity for purchasers looking to modernise and personalise a home.

- Spacious Accommodation Arranged Over Three Floors
- Two Reception Rooms or 5th Bedroom
- No Onward Chain
- Low Maintenance Rear Garden
- Family Bathroom & Two En-Suite Shower Rooms
- Attractive Outlook with Canal Side Views
- Driveway Parking
- **WHAT3WORDS: ///units.smiles.bonds**

Services

Mains gas, electricity, water and drainage are understood to be connected at the time of our inspection. We have not carried out any tests on the services and cannot confirm that these are in working order or free from any defects.



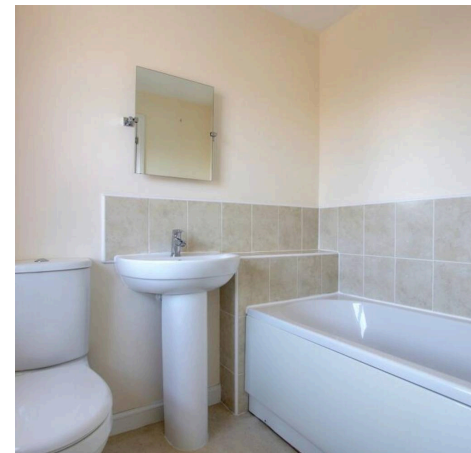
FULL DETAILS

26 Butler Best Way is located in a quiet desirable residential area overlooking the canal, providing easy access to shops, cafes, restaurants, and supermarkets. With 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.

THE PROPERTY

Approached through the main entrance door which opens into the welcoming hall, from here a staircase rises to the first floor and doors lead to a ground floor reception room, kitchen/diner, downstairs cloakroom and storage cupboard. The dual-aspect living room extends from front to back, creating a light and airy space, with French doors opening to the enclosed rear garden.

The kitchen/diner features a bay window overlooking the front of the property and benefits from a useful pantry cupboard. It is fitted with a range of contemporary wall and base units with working surfaces over, together with an Electrolux oven, gas hob and extractor hood above. There is ample space for freestanding appliances and a dining table, making it an ideal space for entertaining, with direct access to the rear garden.



ACCOMMODATION & OUTSIDE

To the first floor, the landing provides access to two generously proportioned double bedrooms, one of which benefits from a contemporary en-suite shower room. The second room offers excellent versatility and could equally be utilised as an additional reception room, sitting room or guest suite, depending on individual requirements.

A further staircase rises from the first-floor landing to the second floor, where there are doors leading to the family bathroom, a single bedroom/home office, and two additional bedrooms, one of which also enjoys the advantage of an en-suite shower room. Several of the bedrooms enjoy attractive far-reaching views, adding to the appeal of the accommodation.

OUTSIDE

To the side of the property, there is a tarmac driveway providing off-road parking for two vehicles, together with a pedestrian gate giving access to the rear garden.

The enclosed rear garden has been designed with low maintenance in mind, there is a useful timber garden shed and is predominantly laid to lawn, complemented by a small patio seating area, ideal for outdoor dining and entertaining.



DIRECTIONS

From Kidderminster Railway Station proceed along Comberton Road towards the town centre. At the first roundabout, take the fourth exit, then at the next roundabout take the third exit, bearing left onto Clensmore Street. Turn left into Butler Best Way and continue straight, where the property will be found on the right-hand side, as indicated by the agent's For Sale board.

MILEAGE (all distances approximate)

Kidderminster Railway Station 1.4 Miles | Bewdley 4 Miles | Stourport-on-Severn 4.8 Miles | Worcester 15.5 Miles | Birmingham 27.8 Miles.

AML (Anti-Money Laundering)

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Agents are required to verify the identity of all clients, including property buyers, using an electronic verification system. This is not a credit check and will not affect your credit rating. By making an offer on a property, you agree that, if accepted subject to contract, the Agents may carry out these checks on behalf of the seller for a non-refundable fee of £60 including VAT per transaction. A record of the check will be retained by the Agents.

Tenure: Freehold with vacant possession upon completion.

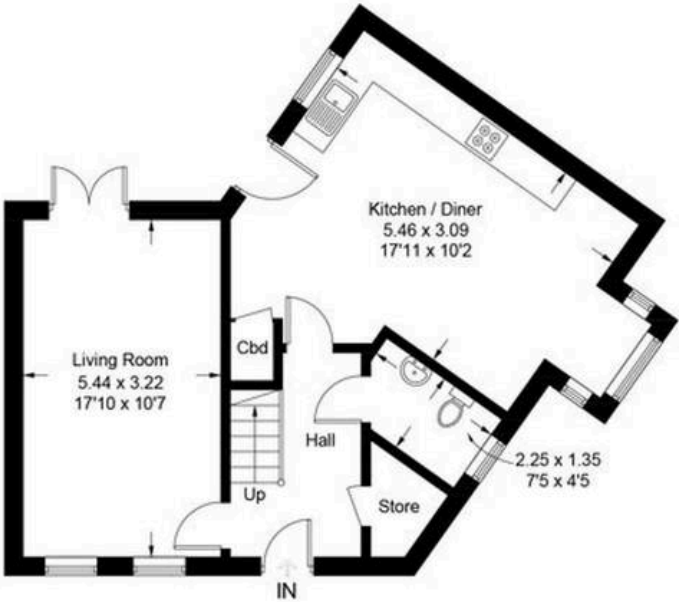
Local Authority: Wyre Forest District Council

Council Tax: Band D

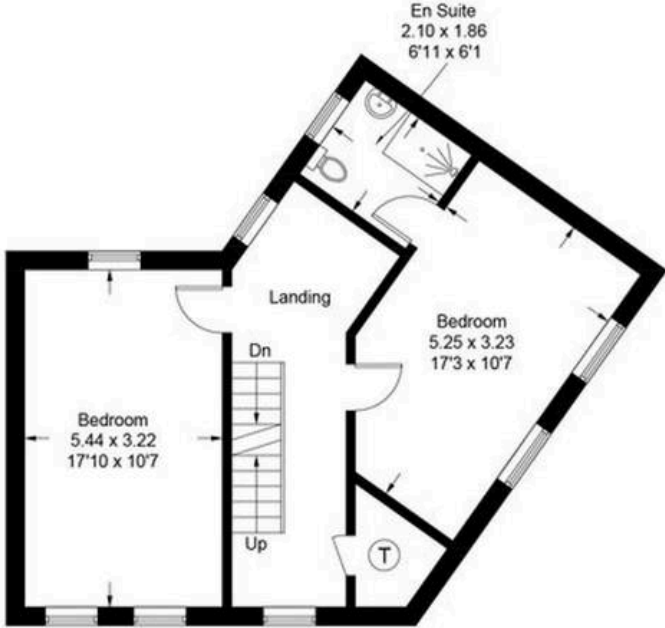


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Approximate Gross Internal Area = 164.3 sq m / 1768 sq ft



Ground Floor



First Floor



Second Floor

