



10 Wildmoor Road, Kidderminster, Worcestershire, DY10 2FE

Guide Price £140,000

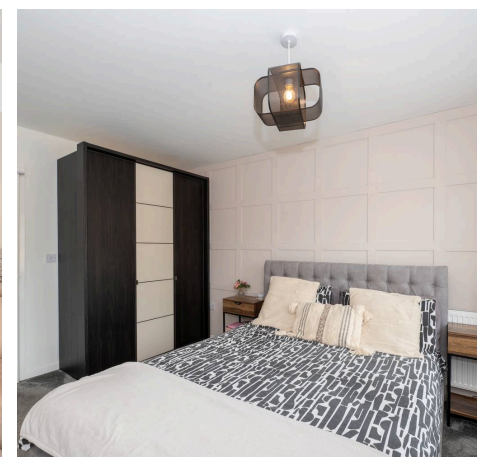
HILLS
Estate Agents

A fabulous and beautifully presented modern semi-detached house built in 2021. This impressive two-bedroom home has been thoughtfully designed with spacious accommodation, stylish interiors and a generously sized rear garden and driveway. The property is perfectly suited to first-time buyers and an internal viewing is essential. Wildmoor Road is located on a small and attractive development just 2.5 miles from Wolverley Village. Families are particularly well served with the regarded St Oswalds CE Primary School nearby, easy access to supermarkets, leisure facilities and healthcare services.

Kidderminster Railway Station offers regular direct services to Birmingham, Worcester and beyond, whilst being central to Bewdley, Stourport and the wider West Midlands. The nearby Wyre Forest also offers miles of scenic countryside walks and outdoor recreation.

- Semi-Detached House Constructed in 2021
- 60% Shared Ownership
- Two Generous Double Bedrooms
- Spacious Lounge Diner, Contemporary Fitted Kitchen & Downstairs Cloakroom
- Enlarged Double-Width Driveway
- Generous Private Rear Garden
- **WHAT3WORDS: ///leave.nets.overnight**

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



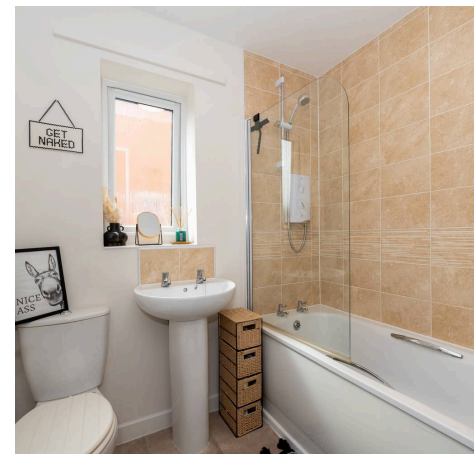
Accommodation & Outside

Approached over a double width driveway providing off-road parking for three vehicles, the property is entered via the main entrance door into a spacious lounge diner with staircase rising to the first floor. There is a built in storage cupboard, ground floor cloakroom and the fitted kitchen to the rear. Positioned to the front of the property is the generous lounge/dining room which is an inviting and versatile living space.

To the rear, overlooking the private gardens, is an attractive fitted kitchen with range of matching wall and base units with working surfaces over. Integrated fridge freezer, electric cooker with four ring gas hob and extractor hood above. There is space and plumbing for both washing machine and dishwasher and a rear door opens directly onto the extended patio area.

The first-floor landing provides access to the family bathroom and two excellent double bedrooms with the principal bedroom having a useful fitted cupboard and attractive paneling.

A particular feature of the home is the generous rear garden. Fully enclosed by timber panel fencing, it provides a safe and private environment for both children and pets. An extended paved patio offers the ideal setting for outdoor dining and summer entertaining before leading onto a level lawn, creating a wonderful family garden with plenty of space to enjoy.



AGENTS NOTE (shared ownership)

This property is offered for sale on a 60% shared ownership basis, providing an affordable route onto the property ladder. The successful purchaser will own a 60% share of the property and pay a monthly rent on the remaining 40% share to the housing association, together with any applicable service charges. Shared ownership purchasers are subject to eligibility criteria and approval by the housing association. There may also be the opportunity to purchase additional shares in the future (known as staircasing), subject to the terms of the lease.

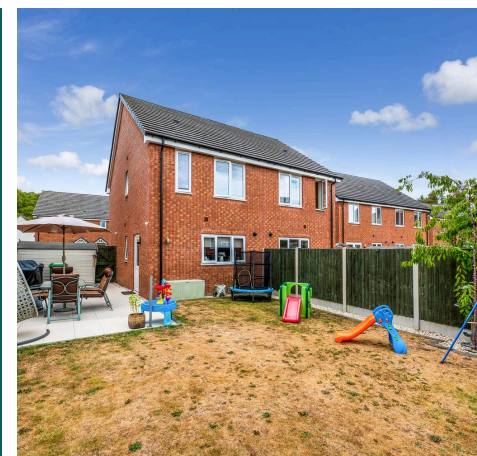
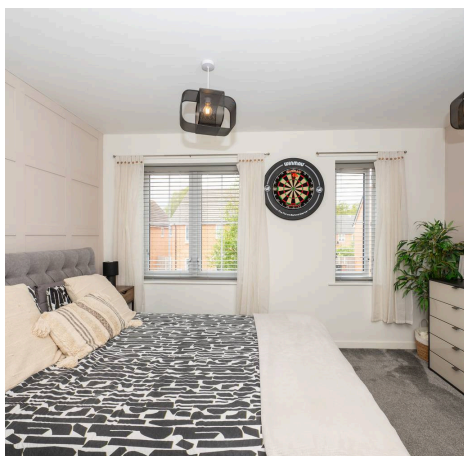
MILEAGE (all distances approximate)

Kidderminster Town Centre 1.5 Miles | Kidderminster Railway Station 1.8 Miles | Bewdley 3 Miles | Stourport-on-Severn 4 Miles | Worcester 15 Miles | Birmingham City Centre 22 Miles.

AML (Anti-Money Laundering)

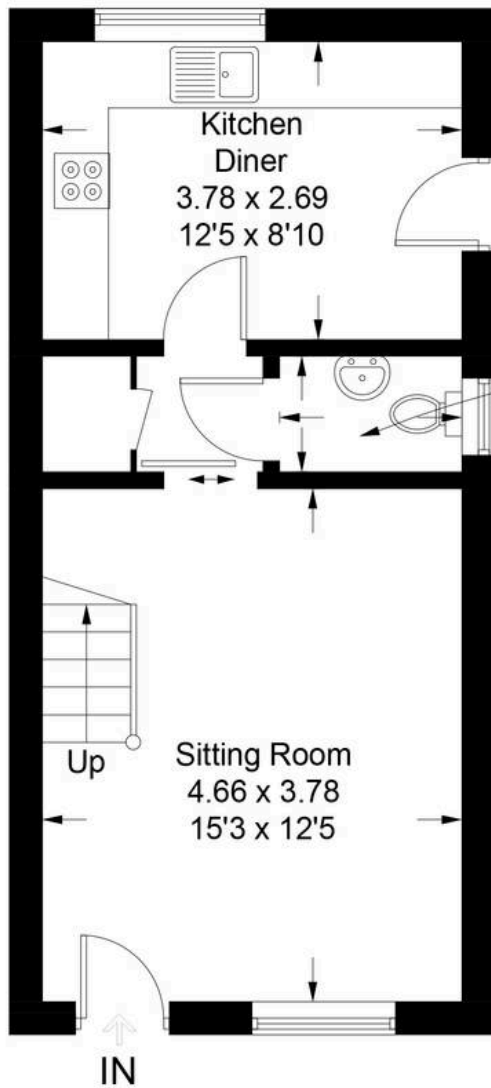
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Agents are required to verify the identity of all clients, including property buyers, using an electronic verification system. This is not a credit check and will not affect your credit 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: Leasehold with vacant possession upon completion | **Local Authority:** Wyre Forest District Council - Tax Band B.

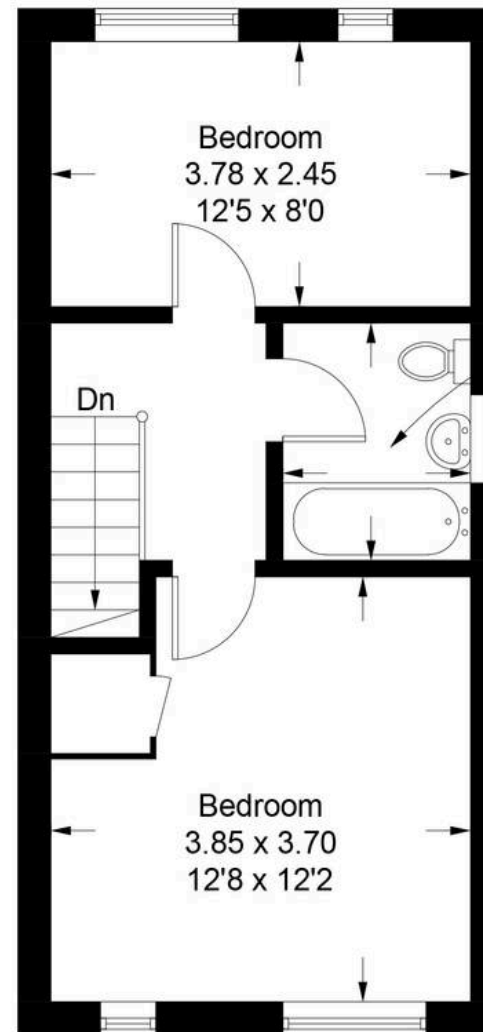


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Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Ground Floor



First Floor

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

