



11 Bittern Wood Road, Kidderminster, Worcestershire, DY10 4EG

Guide Price £300,000

HILLS
Estate Agents

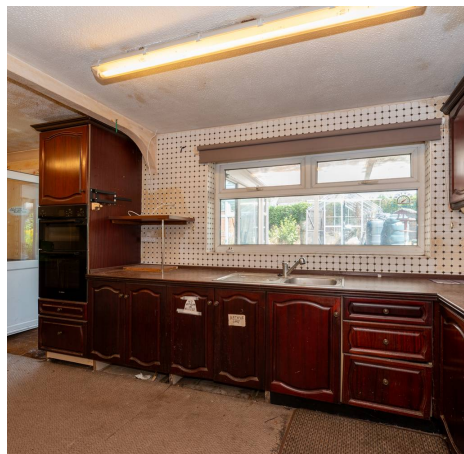
11 Bittern Wood Road

Kidderminster, Worcestershire

A spacious detached bungalow in a prime location in need of full refurbishment and offering further development potential (STPP). Occupying a generous and secluded corner plot within the ever popular Spennells development, this deceptively spacious detached bungalow offers flexible accommodation, enclosed gardens and excellent potential for a wide range of buyers.

- **NO ONWARD CHAIN - RENOVATION PROJECT**
- Spacious Detached Bungalow Occupying A Private Corner Plot
- Three Generous Bedrooms
- Versatile Second Reception Room/Fourth Bedroom
- Wrap Around Enclosed Private Garden
- Detached Double Garage with Electric Roller Door
- Driveway Parking
- **WHAT3WORDS:///pans.poem.bank**

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

Approached via an enclosed entrance porch which opens into a reception hall, providing access to the principal rooms throughout the bungalow. The particularly spacious lounge/dining room features patio doors opening directly onto the rear garden. Fitted kitchen with a range of wall and base units and work surfaces, an integrated Bosch double electric oven, four-ring gas hob and extractor canopy. To the rear, the double glazed conservatory provides an additional reception area overlooking the spacious gardens and offers direct access outside.

The bungalow offers three generous bedrooms, all benefiting from double glazed windows, with the principal bedroom having fitted wardrobes and matching dressing table. Fully tiled family bathroom fitted with suite comprising bath, wash hand basin and WC.

A further reception room provides excellent versatility and could be utilised as a home office, snug or occasional fourth bedroom depending on individual requirements.

Externally, the property excels with mature, enclosed gardens extending around the bungalow, providing excellent privacy with a variety of seating areas, established planting and gated access to all sides. The generous plot offers potential for further improvements and development, subject to the necessary permissions and consents.



Directions

From Kidderminster Town Centre proceed south-west along the A456 Bewdley Road before turning left into Spennells Valley Road. Continue through the Spennells development before turning into Merganser Way. Take the next turning into Bittern Wood Road, where Number 11 will be found after a short distance as indicated by the For Sale board.

MILEAGE (all distances approximate)

Kidderminster Railway Station 2.1 Miles | Bewdley 3.2 Miles | Stourport-on-Severn 4.2 Miles | Worcester 16 Miles | Birmingham City Centre 24 Miles | M5 Junction 6 (Worcester North) 18 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 nonrefundable 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.

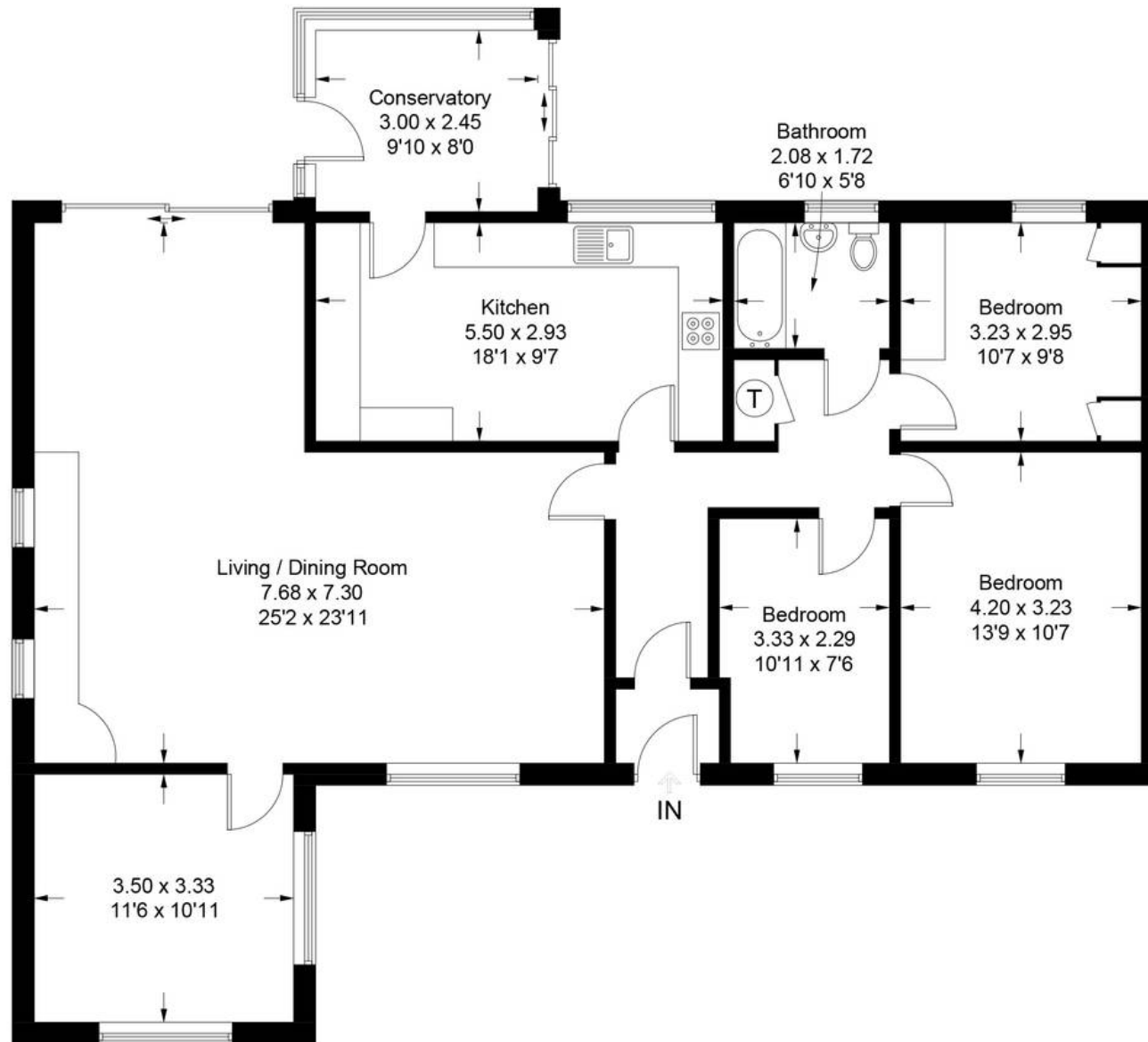
Local Authority: Wyre Forest District Council

Council Tax: Band E



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Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft



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

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