



Modern one bedroom house located within Spennells offers accommodation to comprise: Entrance area, kitchen, lounge, stairs and mezzanine landing area, mezzanine bedroom, shower room, parking. Spennells is a sought after location offering excellent transport links.

**Entrance Area:**

Wooden and glass panelled front door opening into lobby area, radiator, laminate flooring, opening to kitchen ceiling light point.

**Lounge:**

Wooden framed door and window with leaded glass to rear elevation, stairs to first floor mezzanine, laminate flooring, ceiling light point.

**Kitchen:**

UPVC double glazed window to front elevation, stylish range of wall and base units with complimentary work surfaces, inset one and a half bowl stainless steel sink, under counter space and plumbing for an automatic washing machine, vinyl flooring, ceiling light point.

**Stairs & Mezzanine landing area:**

Stairs with wooden balustrade, doors to bathroom and airing cupboard, built in airing cupboard housing a wall mounted "Worcester"™ combination boiler, ceiling light point

**Mezzanine Bedroom:**

Overlooking the lounge. UPVC double glazed window to the front elevation, radiator, ceiling light point

Parking is allocated.

**EPC RATING - C**

**COUNCIL TAX BAND - B**

Renting price : £ 500

Charges : Consult us

Fees : Consult us

Number of Bedrooms : 1

Number of floors : 2

Number of bathrooms : 1

Number of toilets : 1

Hot water type : Combi boiler

Heating type : Gas Central Heating

**Advantages :**

- Off-road Parking

**Address :**

Linnet Rise, Spennells, Kidderminster,  
DY10 4TW KIDDERMINSTER  
Area : Spennells Valley

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