



101 Franchise Street | | Kidderminster | DY11 6SP

Asking Price Of £135,000

Convenience is key with this smart, modern ground floor apartment, situated within easy distance of the town center, local schools and supermarkets and in a prime location for Kidderminster hospital.

The easy access to this apartment and secure gated parking make this an ideal residence for all ages. the lay out and interior of this dual aspect apartment is comfortable and stylish. A perfect first time buy, a smart addition to your investment portfolio or a stylish retirement pad. If you are looking for comfort and convenience then look no farther

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- GATED PARKING
- CENTAL HEATING
- DOUBLE GLAZING



## Property Description

### DESCRIPTION

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### ENTRANCE HALL

Decor: Grey walls and white wood work.  
Flooring: Oak style laminate flooring  
Lighting: Ceiling light point  
Heating: Central heating radiator  
Doors: Front fire door with spy glass

### LIVING ROOM

13' 1" x 12' 7" (4m x 3.86m) Decor: Neutral shades with feature wallpaper, white painted woodwork  
Lighting: Ceiling light point  
Heating: Radiator  
Windows: White UPVC double glazed French doors  
Aspect: South facing

### KITCHEN/BREAKFAST ROOM

13' 5" x 7' 10" (4.10m x 2.4m) Decor: Neutral shades with white painted woodwork  
Flooring: Oak style Laminated flooring  
Lighting: Ceiling light point with spot lighting  
Heating: Radiator  
Windows: White UPVC double glazed window  
Aspect: Overlooking courtyard garden

### MASTER BEDROOM

14' 0" x 8' 11" (4.28m x 2.74m) Decor: Sage green walls, white painted woodwork  
flooring : Cream carpet  
Lighting: Ceiling light point  
Heating: Radiator  
Windows: White UPVC double glazed window  
Aspect: South facing

### BEDROOM TWO

10' 3" x 10' 0" (3.13m x 3.06m) Decor: White walls, white painted woodwork  
flooring : Cream carpet  
Lighting: Ceiling light point  
Heating: Radiator  
Windows: White UPVC double glazed window  
Aspect: South facing

### ENSUITE

Decor: Neutral shades/ part tiled  
Flooring: Laminate flooring  
Lighting: Spot lighting  
Heating: Central heating radiator  
Suite: White suite comprising: Low level WC, pedestal wash hand basin, corner electric shower

### BATHROOM

Decor: Blue walls with white wood work / Part tiled walls  
Flooring: Oak effect laminate flooring  
Heating: Central heating radiator  
Lighting: Ceiling spot light  
Suite: White suite comprising: Paneled bath, low level WC, pedestal wash hand basin  
Window: White UPVC double glazed window  
Aspect: North facing, frosted glass

### VIEWINGS

Viewings by appointment only please call Toner Estates Ltd 01562 746767 or book online at [www.onthemarket.com](http://www.onthemarket.com)

### TENURE



This property is leasehold - details will be confirmed by your solicitor

#### SERVICES

All mains services are connected to the property

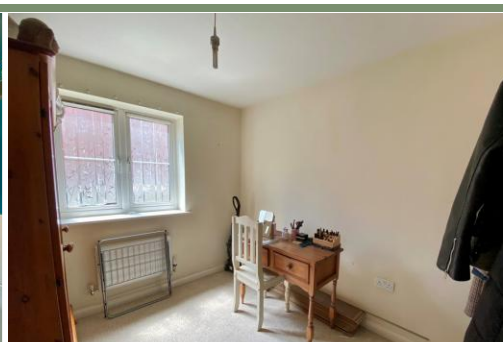
#### DISCLAIMER

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



## Tenure

Leasehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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01562 746767

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements