



**phipps and  
pritchard**

chartered surveyors  
estate agents  
auctioneers

**342 Chester Road North  
KIDDERMINSTER  
Worcestershire  
DY10 2RS**



**Venture**  
Construction & Developments Ltd

**A newly built freehold detached, centrally heated, double glazed house to a high specification on a pleasing cul-de-sac. Comprises hall, lounge, cloakroom, dining kitchen with granite working surfaces and integrated appliances 4 bedrooms, 2 bathrooms. Integral garage.**

*(Internal shots showing furnishings in show home are for illustration purposes only).*

**By Venture Construction and Developments Ltd  
[www.vcdltd.co.uk](http://www.vcdltd.co.uk)**

**prices from £269,950**

**[www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk)**

## 342 CHESTER ROAD NORTH KIDDERMINSTER WORCESTERSHIRE DY10 2RS

**PORCH ENTRANCE to HALL** with PVC door and engraved glass, ceiling down-lighters.

### STORE BELOW STAIRS

**CLOAKROOM** with wc and wash basin, slate flooring.

**LOUNGE** 5.66m x 3.42m (18'7" x 11'3") with bow window and two central lighting points.

**DINING KITCHEN** 6.30m x 2.88m (20'8" x 9'5") with slate flooring, as between:

**DINING AREA** with double French doors opening on to patio area, down-lighters.

**KITCHEN AREA** with granite working surfaces set with one and a half bowl stainless steel sink unit, integrated ceramic hob unit with oven and grill below, integrated refrigerator and freezer, two cupboards, four drawers, integrated dishwasher within the working surfaces, over the hob unit is a stainless steel cooker hood flanked by granite back panel flanked by double door wall cupboards.

**LAUNDRY** 2.95m x 1.70m (9'8" x 5'7") with slate floor, working surface with stainless steel sink unit, two double door cupboards and space and plumbing for an automatic washing machine below, double door wall cupboards over.

**OUTSIDE: BUILT-IN GARAGE** 5.99m x 2.39m (19'8" x 7'10")

**FIRST FLOOR: LANDING** with airing cupboard.

**BEDROOM ONE** 4.58m x 3.84m (15'0" x 12'7") max.

**EN SUITE SHOWER ROOM** with back to wall fittings of wc, wash basin set in double door vanity unit, fully tiled and curved corner shower cubicle with 'Main' shower, stainless steel radiator.

**BEDROOM TWO** 4.09m x 2.48m (13'5" x 8'2")

**BEDROOM THREE** 3.59m x 2.16m (11'9" x 7'1")

**BEDROOM FOUR** 4.24m x 2.38m (13'11" x 7'10")

**BATHROOM** with bath with tiled surround, wc and wash basin set in back to wall fittings, ceiling down-lighters.

**SERVICES:** Mains water, drainage, electricity and gas. Gas fired central heating to radiators. Double glazing via primary double glazed units. Alarm system.

**TENURE:** Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

**FIXTURES & FITTINGS:** Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

**VIEWING:** By appointment with the agent's offices.

**DIRECTIONS TO THE PROPERTY:** Proceed out of Kidderminster in the direction of Birmingham, at the Land Oak Crossroads turn left on to the A449 and head north, proceed through the next traffic lights and after about 100 yards turn right and Yew Tree Court is at the end of the cul-de-sac.

**Mortgage:** As totally independent financial advisers Phipps & Pritchard are able to offer maximum mortgage requirements subject to status. For further information please contact Mr N Clee at our Kidderminster Office. The FSA do not regulate some form of mortgages.

**Surveys & Valuations:** Phipps & Pritchard carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, Phipps & Pritchard can provide you with an Independent opinion. Please contact Chris Smith FRICS on 01299 401456 for further information.

Find us on the following websites:

[www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk) [www.rightmove.co.uk](http://www.rightmove.co.uk)

Office ref: ZH amend 24.7.08

View all our properties on the web.... [www.phippsandpritchard.co.uk](http://www.phippsandpritchard.co.uk)

31 Worcester Street,  
KIDDERMINSTER,  
Worcestershire, DY10 1EQ.  
Tel: 01562 822244

1 High Street,  
STOURPORT ON SEVERN,  
Worcestershire, DY13 8DJ.  
Tel: 01299 822060

14 Load Street,  
BEWDLEY,  
Worcestershire, DY12 2AE.  
Tel: 01299 401456

78 High Street,  
BRIDGNORTH,  
Shropshire, WV16 4DS.  
Tel: 01746 767488

T.W.R.Elliott, FRICS R.A.Cory BSc MRICS P.E. Herdson Dip.Est.Man FRICS C.Rees MRICS  
C.J. Smith FRICS W. Lyons MNAEA N. Millinchip DipSurvPract MNAEA  
**Consultant:** D.J. Ward **Financial Consultant:** N. Clee M.L.I.A. (Dip)

#### Regulated by RICS

**PROPERTY MISDESCRIPTIONS ACT:** We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Messrs Phipps & Pritchard for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

**MEASUREMENTS:** Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



**RICS**