



**TO LET**

**£850 PCM**

## 53 Mill Lane, , DY11 6YG

A well-maintained mid-terraced house on the outskirts of the town centre, having two double bedrooms, upstairs bathroom, parking and low-maintenance rear garden. The property has a modern kitchen and bathroom, double glazing where stated, cellar and would benefit from internal inspection.

No smokers, however the Landlord will consider pets on a case-by-case basis.

EPC D Council Tax A



- Two Bedroom Mid Terrace
- Allocated Parking
- Close to Town Centre and Public Transport
- Kitchen-Diner
- Enclosed rear garden



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



### Living Room 9'10" x 10'11" (3 x 3.35)

Having wood-effect floor, double glazed front door and double glazed window to the front, radiator and ceiling light point.

### Hallway

Door leading to cellar

### Cellar

Having radiator, ceiling light point and gas meter.

### Kitchen - Diner dining area 9'1" x 10'11" kitchen 9'6" x 8'10" (dining area 2.77 x 3.35 kitchen 2.92 x 2.70)

Having wood-effect flooring, radiator, ceiling light point, smoke alarm, stairs to the first floor and breakfast bar with stools to the dining area. The kitchen has wood-effect floor, part tiled walls, a range of wall and base units with roll-top worksurfaces over. There is a gas hob and electric oven with extractor fan, sink and drainer unit with mixer tap over, double glazed window to the rear and a double glazed door to the rear garden.

### Landing

With ceiling light point, smoke alarm and doors to upstairs accommodation.

### Bathroom 6'0" x 10'11" (1.85 x 3.35)

Having tile effect vinyl floor, bath with shower over, hand wash basin and low level W/C. The bathroom also has ceiling light point, radiator, electric fan heater, opaque double glazed window to the rear and an airing cupboard housing the boiler.

### Bedroom One 9'10" x 10'11" (3 x 3.35)

Having carpet, ceiling light point, radiator and double glazed window to the front.

### Bedroom Two 19'0" x 10'11" (5.80 x 3.35)

Measurements into eaves. Accessed via stairs with ceiling light point and smoke alarm. Having carpet, radiator, ceiling light point, velux window and hanging rails built into the eaves.

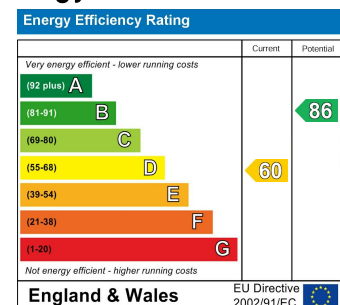
### Rear Garden

The rear garden is paved and L-shaped, with a raised paved area at the top. There is gated access to each side.

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### Energy Performance Ratings



01562 820880

137 Franche Road, Kidderminster, Worcestershire, DY11 5AP  
Email: kidderminsterletting@hallsgb.com



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