



For Sale: £TBC - Freehold  
Sutton Park Road, Kidderminster, DY11

- Period property
- 4 bedrooms
- 3 reception rooms
- En-suite, bathroom and cloaks

**Bagleys**  
SALES AND PROPERTY MANAGEMENT

Boscombe is an elevated semi-detached Victorian property situated on the prestigious Sutton Park Road. Built in 1896, the circa 2,000 sq. Ft property and large garden provide abundant living and entertaining spaces. The property has been renovated to a high standard to include a ground source heat pump and incorporates Victorian period features with modern finishes to create a beautiful family home. The property benefits from entrance hallway, drawing room, living room, dining room, breakfast kitchen, four bedrooms, en-suite, family bathroom, guest cloaks and cellar. EPC TBC.

**Entrance Hallway** The entrance hallway opens out to a spacious central hall with a door leading to the driveway at the side of the house with original Minton tiles flooring throughout. Doors to side access, drawing room, cellar, living room, dining room and guest cloaks. Stairs rise to the first floor. Three ceiling light points, central heating radiator and fuse board.

**Drawing Room** UPVC double glazed sash window bay to the front elevation with fitted shutters. Feature fireplace with tiled hearth and wooden mantle. Built in shelving. Ceiling light point and central heating radiator.

**Living Room** Sash windows and glazed door leads to the rear patio area. Feature fireplace, ceiling light point and central heating radiator.

**Dining Room** Dual aspect with UPVC sash windows to the rear and side elevations with fitted shutters. Feature fireplace with high mantle. Built in cupboard houses the hot water tank. Ceiling light point and central heating radiator.

**Breakfast Kitchen** At impressive 30' breakfast kitchen with tri aspect UPVC sash windows and has fitted wall and base units with granite worksurface over and inset sink. At the far end of the kitchen is a breakfast bar and comfortable seating nook overlooking the gardens. Further light from two Velux roof lights. Britannia range cooker with extraction hood over. French doors lead onto the patio and a further side door leads to the side garden. Recessed ceiling spots, two wall lights and two central heating radiators.

**Guest Cloaks** UPVC double glazed sash window to the side elevation, traditional high level WC and wash hand basin. Ceiling light point and central heating radiator.

**Cellar** Quarry tiled floor. Window to the rear elevation, ceiling light point and gas meter.

**First Floor Landing** Doors to all bedrooms and family bathroom. Built in cupboard. Loft access hatch. Ceiling light point and two wall light points.

**Bedroom One** UPVC double glazed sash window to the rear elevation with fitted shutters. Door to en-suite dressing room. Feature fireplace. Fitted cupboards, ceiling light point and central heating radiator.

**En-suite Dressing Room** Double shower enclosure with mains shower and screen, traditional high level, WC and 'his and hers' wash hand basins. Built in wardrobe. UPVC double glazed sash window to the side elevation. Feature cast fireplace. Central heating radiator with additional traditional towel rail.

**Bedroom Two** UPVC double glazed sash window with fitted shutters to the rear elevation, feature fireplace, ceiling light point and central heating radiator.

**Bedroom Three** UPVC double glazed sash window with fitted shutters to the front elevation, feature fireplace, ceiling light point and central heating radiator.

**Bedroom Four** UPVC double glazed sash window with fitted shutters to the rear elevation, ceiling light point and central heating radiator.

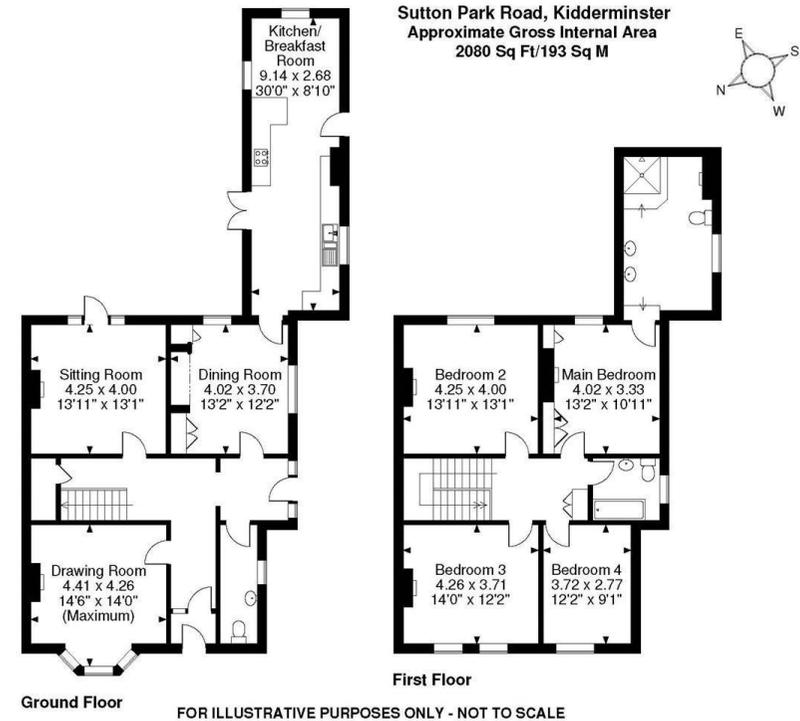
**Family Bathroom** Panelled bath with mains shower over and screen, traditional high level WC and wash hand basin. UPVC double glazed sash window to the side elevation, ceiling spot light points and central heating radiator.

**Externally** Boscombe is entered through private gates with generous parking and a small lawned area at the front. The spacious back garden boasts two patios and is perfect for entertaining. From the top garden, a living willow arch leads to a large, grassed area with a wildlife pond. There is a small orchard, soft fruit bushes and a shade garden at the rear. A large shed is located to the right of the property with gated access to both the garden and driveway.



# Room Details

Drawing Room	14'6" x 14'0" (4.42m x 4.27m)
Living Room	13'11" x 13'1" (4.24m x 3.99m)
Dining Room	13'2" x 12'2" (4.01m x 3.71m)
Breakfast Kitchen	30'0" x 8'10" (9.14m x 2.69m)
Cellar	13'10" x 13'2" (4.22m x 4.01m)
Bedroom One	13'2" x 10'11" (4.01m x 3.33m)
Bedroom Two	13'11" x 13'1" (4.24m x 3.99m)
Bedroom Three	14'0" x 12'2" (4.27m x 3.71m)
Bedroom Four	12'2" x 9'1" (3.71m x 2.77m)



**Ground Floor** **First Floor**  
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8465485/WFF

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs
England, Scotland & Wales		England, Scotland & Wales	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

