

FOR SALE

9 Oak Grove, Kidderminster, DY10 3AL



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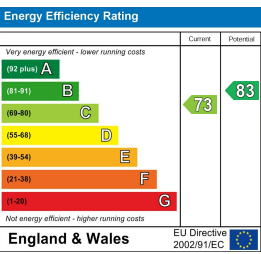
Price £599,950

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This exceptional four-bedroom detached family home nestled in a tranquil and exclusive residential development, consisting of just nine individually designed detached properties. Set on a generous private plot of approximately a quarter of an acre, this home offers an ideal combination of peaceful surroundings and ample space. An internal inspection is highly recommended to fully appreciate the quality, privacy, and potential this property offers.



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Kidderminster Sales

Gavel House, 137 Franche Road, Kidderminster, DY11 5AP
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FOR SALE

Mileage (all distances approximate)
Kidderminster Railway Station 0.6 miles Bewdley 5 miles Hagley 7 miles Worcester 14 miles
Birmingham 18 miles



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- An Impressive Modern Detached House
- Beautifully Presented & Spacious
- 4 Double Bedrooms & 2 Bathrooms
- Generous Lounge with Separate Dining Room
- Attractive Rear Garden Room & Office
- Fitted Kitchen Diner & Cloakroom
- Spacious & Private Corner Plot Gardens
- Double Garage & Off Road Parking

DIRECTIONS
From the agents office in Franche Road proceed in a southerly direction, crossing the first roundabout and taking the first exit at the following roundabout onto the A456 ring road. Continue over the next two roundabouts and at the third take the first exit onto the A448 Comberton Hill, at the traffic lights continue over and take the first right turn onto Hillgrove Crescent and after a short distance turn left onto Hill Grove where the property is the first on the right-hand side.

LOCATION
Nestled in an exclusive residential area on the Bromsgrove/Worcester side of Kidderminster, this property is situated off Hillgrove Crescent, offering easy access to Kidderminster train station, local amenities, and highly regarded schools. The location is well-known for its desirability, providing an exceptional level of privacy, while remaining less than a mile from Kidderminster town center. Here, you'll find a wide range of essential services and shops, and with the larger cities of Worcester and Birmingham within easy reach, the area offers a perfect balance of peaceful living and accessibility.

In addition to its proximity to Kidderminster, the area benefits from a strong selection of both private and state schools, ensuring a variety of educational options. Road links are convenient, with quick access to the M5 motorway, while Kidderminster Railway Station offers regular services to Birmingham and London, making it ideal for commuters.

For leisure enthusiasts, the property is just a short walk away from Kidderminster Golf Club on Russell Road, renowned for hosting one of the finest golf courses in Worcestershire. The club, owned and run by its members, is known for its welcoming atmosphere and progressive approach, making it a fantastic choice for golf lovers.

INTRODUCTION
A fabulous detached modern family home in this quiet residential development of just 9 detached houses, sitting in a private plot of approximately ¼ of an acre. The property offers four double bedrooms and two bathrooms, and four reception rooms, fitted kitchen diner and cloakroom. The gardens are beautifully presented, private and there is off road parking and an attached double garage. An Internal Inspection is Essential.

FULL DETAILS
The property is approached over a block paved driveway leading to the attached double garage and a covered entrance, with external courtesy lighting, external power supply and leading to the generous reception hall.

RECEPTION HALL
There is a straight flight staircase to the first floor, telephone point, single panel radiator, power points, two ceiling mounted light fittings, useful understairs storage cupboard and access to the kitchen diner, living room, study, cloakroom and garage.

CLOAKROOM
Being beautifully presented with a white suite of low level WC, vanity wash hand basin with contemporary mixer tap, stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed window.

STUDY
With power points, telephone point, single panel radiator, ceiling mounted light fitting and UPVC double glazed window overlooking the attractive private garden.

LIVING ROOM
Beautifully presented and spacious with a feature log burning stove with marble hearth, surround and mantle over. There is a single panel radiator, double panel radiator, power points, TV aerial lead, ceiling mounted light fitting and generous UPVC double glazed box window to the front aspect.

SEPARATE DINING ROOM
With double doors from the living room, power points, double panel radiator, ceiling mounted light fittings and a feature UPVC double glazed box display window to the side aspect. There is access to the kitchen diner and fabulous rear garden room.

GARDEN ROOM
A fabulous, spacious room with a pitched ceiling, three radiators, power points, TV aerial point, telephone point, UPVC double glazed windows and pedestrian door to the garden.

KITCHEN DINER
Having a range of marble effect rolled top work surfaces and return with lower-level breakfast bar and further wall mounted breakfast bar. There is a one and half stainless-steel sink with single drainer, swan neck mixer tap and extensively tiled surround. There are base and eye level units to include an integral eye level 'Neff' electric oven, fitted microwave above and four ring gas hob with stainless steel extractor hood over. There is space and plumbing for dishwasher, washing machine and larder style fridge freezer. There are power points, TV aerial point, two UPVC double glazed windows overlooking the private garden and UPVC double glazed door accessing the garden.

FIRST FLOOR LANDING
With access to roof space, radiator, two ceiling mounted light fittings and UPVC double glazed window. There is a walk-in airing cupboard with factory lagged hot water tank and shelving. Wooden panel doors give access to all bedrooms and bathroom.

The loft space is accessed via a pull down ladder with the loft being boarded and has lighting.

MASTER BEDROOM
Situated to the front of the property, beautifully presented and spacious with two fitted double wardrobes with mirror fronted sliding doors. There is a single panel radiator, power points, TV aerial point, telephone point, ceiling mounted light fitting and dual UPVC double glazed windows.

EN-SUITE
With a contemporary suite with tiled floor, low level close coupled WC, vanity wash hand basin with mixer tap, display shelving, extensively tiled, matching wall mounted cupboards and mirror fronted medicine cabinet. There is a panel bath with wall mounted shower, glazed shower screen and a wall mounted stainless steel heated towel rail, ceiling mounted light fitting and obscure UPVC double glazed windows.

BEROOM TWO
A beautifully presented double bedroom with fitted mirror fronted double wardrobe, power points, single panel radiator, TV aerial point and UPVC double glazed window overlooking the private garden.

BEDROOM THREE
An attractive double bedroom with fitted wardrobes with overhead storage, display shelves with concealed lighting, single panel radiator, power points, TV aerial point and UPVC double glazed window.

BEDROOM FOUR
With power points, single panel radiator, ceiling mounted light fitting, telephone point and UPVC double glazed window with attractive outlook.

FAMILY BATHROOM
With a modern white suite with tiled floor, low level WC, vanity wash hand basin, contemporary mixer tap, extensively tiled surround, wall mounted cupboards and illuminated wall mirror. There is a panel bath with wall mounted shower, glazed shower screen, ceiling mounted light fitting, stainless steel heated towel rail and obscure UPVC double glazed window.

OUTSIDE
This fabulous detached family home sits within a particularly spacious 0.24 acre plot with a block paved driveway to the front, low maintenance gravel beds interspersed with mature shrubs, external courtesy light, external power supply and gated access to the side leading to the private and mature rear garden. The rear garden has a large shaped flagstone patio perfect for entertaining and alfresco dining with gravel borders, paved seating area with wooden pergola, brick retaining walls and a raised level lawn with well stocked mature shrub and flower borders. The garden proceeds from the side to the rear where there is a further generous raised level lawn, low maintenance attractive gravel hard standing interspersed with flowers and shrubs and a useful timber garden shed. The flagstone patio leads to a pathway around to the rear of the property with steps leading to lawned garden. The garden is fully private bordered in the main, by wooden panel fencing to all sides with some mature hedge boundaries providing a fabulous outdoor space for family with the benefit of external courtesy lighting external pedestrian access to the garage, external waterproof power points and external water supply.

DOUBLE GARAGE
The attached double garage which also has loft space above can be accessed via a pedestrian door from the main reception hall, being spacious, with an up and over door, concrete base, range of shelving, storage cupboards, power, lighting and housing the gas combination boiler. There are three obscure UPVC double glazed side windows and UPVC double glazed pedestrian door giving access to the garden.

SERVICES
Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

FIXTURES & FITTINGS
Only those items described in these sale particulars are included in the sale.

TENURE
Freehold with Vacant Possession upon Completion.