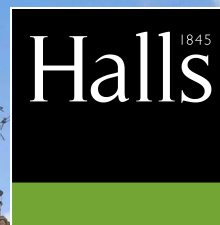


FOR SALE

9 Oak Grove, Kidderminster, DY10 3AL



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Approximate Gross Internal Area = 184.2 sq m / 1983 sq ft (Including Double Garage)



This plan is for guidance only and must not be relied upon as a statement of fact.



FOR SALE

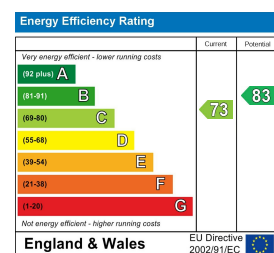
Price £650,000

9 Oak Grove, Kidderminster, DY10 3AL

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



A fabulous 4 bedroom detached modern family home in this quiet residential development of just 9 detached houses, sitting in a private plot of approximately 1/4 of an acre. The gardens are beautifully presented, private and there is off road parking and an attached double garage. An Internal Inspection is Essential.



01562 820 880

Kidderminster Sales

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

#### 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.

#### BEDROOM 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.