

FOR SALE

18 Kenilworth Drive, Kidderminster, DY10 1YD



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Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 159.5 sq m / 1717 sq ft



Ground Floor

First Floor

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



FOR SALE

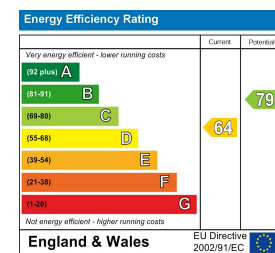
Offers In Excess Of £380,000

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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



England & Wales EU Directive 2002/91/EC

A fabulous and flexible detached family home in this quiet cul de sac offering beautifully presented accommodation in this 'upside-down' style home. The property offers four/five bedrooms and two bathrooms with a generous lounge diner and a beautiful garden room/conservatory. There is an attractive fitted kitchen, useful utility room all set within beautiful private gardens with off road parking and garaging to the front. Viewing Essential.



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Kidderminster Sales

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Mileage (all distances approximate) Kidderminster Station 1 mile Stourport 3.6 miles  
Hartlebury 3 miles Worcester 13 miles Birmingham 19 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Fabulous Detached Family Home
- Generous & Flexible Accommodation
- Four/Five Bedrooms & Two Bathrooms
- Lounge Diner & Garden Room/Conservatory
- Attractive Fitted Kitchen & Utility Room
- Potential Annex & Commercial Benefit
- Flexible 'Upside Down' Accommodation
- Beautiful Gardens, Parking & Garage
- Internal Inspection Essential

**INTRODUCTION**

A fabulous flexible and spacious family home in this attractive quiet cul de sac offering beautifully presented accommodation in this 'upside-down' style home. The property offers four/five bedrooms and two bathrooms with a generous lounge diner and a beautiful garden room/conservatory. There is an attractive fitted kitchen, useful utility room all set within beautiful private gardens with off road parking and garaging to the front. With the exception of the master bedroom and ensuite, the remaining bedrooms are on the ground floor, and having been extended there is potential for independent annexe accommodation or commercial/work from home office benefits. An internal inspection is recommended to understand and appreciate the size, layout and space within this flexible detached home.

**FULL DETAILS**

The property is approached over a tarmac driveway providing off road parking for two to three vehicles with access to the garage and a covered stepped entrance porch and solid wooden panel door giving access to the ground floor reception hall.

**RECEPTION HALL**

The RECEPTION HALL has a wall mounted radiator, power points, wall mounted lighting, turning staircase to the first floor and generous understairs storage cupboard.

**GROUND FLOOR**

The GROUND FLOOR comprises four bedrooms a utility room/kitchenette and a beautifully presented and generous shower room with WC. Currently two rooms are being used as bedrooms with the other two being a sitting room leading to an office/hobby room, both of which would be perfect for bedrooms if required. Each of the bedrooms benefit from radiators, power points, double glazed windows and ceiling mounted light fittings whilst the ground floor utility room/kitchenette has a roll top work surface with inset stainless-steel sink with single drainer and mixer tap, tiled surround with matching base and eye level units with space and plumbing for an automatic washing machine, a single panel radiator, ceiling mounted light fitting, extractor fan and wall mounted shelving.

**SHOWER ROOM**

The ground floor SHOWER ROOM is beautifully presented, extensively tiled with matching white suite of low-level close couple WC, pedestal wash hand basin, a generous corner shower being fully tiled with raised non slip tray, wall mounted shower and glazed sliding doors. There is an electric shaver socket, wall mounted stainless steel heated towel rail and airing cupboard with a hot water tank and additional storage and shelving. There is ceiling mounted light fitting and ceiling mounted light fitting.

**FIRST FLOOR LANDING**

From the ENTRANCE HALL the turning staircase leads to the first-floor accommodation with the first-floor landing giving access to the roof space, there is a ceiling mounted light fitting, single panel radiator and an obscure double-glazed window to the rear aspect. A solid wooden panel door gives access into the master bedroom, lounge diner and fitted kitchen.

**MASTER BEDROOM**

The MASTER BEDROOM is particularly spacious and offers the opportunity to split into two separate rooms if required. There is a range of power point, double panel radiator, two ceiling mounted light fittings, a range of floor to ceiling fitted wardrobes and two double glazed windows to the front aspect and further access into the En suite bathroom.

**EN SUITE BATHROOM**

The EN SUITE BATHROOM is beautifully presented with a modern matching white suite being extensively tiled with low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, double panel radiator, ceiling mounted light fitting and obscure double glazed window to the rear aspect.

**LOUNGE DINER**

The LOUNGE DINER can be found to the front of the property and generously proportioned with space for dining table and chairs with a feature exposed brick fire place with tiled hearth and wooden mantle over. There are a range of power points, television aerial point, two wall mounted double panel radiators, ceiling mounted light fitting and matching wall mounted light fittings, two double glazed windows to the front aspect with an attractive open outlook.

**FITTED KITCHEN**

The fitted KITCHEN has a herringbone style floor, being fully fitted with wooden effect roll top work surfaces, inset ceramic one and a half sink with single drainer and mixer tap. There are a range of matching base and eye level units with integrated appliances to include a refrigerator, slimline dishwasher, eye level electric oven with fitted microwave above and in integral four ring gas hob with stainless steel extractor over. There is also a fitted breakfast bar, a range of power points, radiator, ceiling mounted fitting, double glazed window overlooking the rear gardens. From the kitchens access can be gained to the rear of the property to the beautiful conservatory/garden making the most of this fabulous private rear garden.

**CONSERVATORY/GARDEN ROOM**

The CONSERVATORY/GARDEN ROOM has a fully tiled floor and is of part brick construction with UPVC double glazed windows to all sides with a pitched roof, power points, cat flap and UPVC double glazed pedestrian door accessing the gardens. The conservatory is set to the rear of the property enjoying an attractive outlook across the well-stocked and mature gardens.

**OUTSIDE**

To the front of the property is a tarmac driveway with further hardstanding area providing off road parking for three to four vehicles. Access to the garage and further pedestrian access to the side and gated access leading up to the private mature rear gardens.

**REAR GARDENS**

The REAR GARDENS are a particular feature and selling point with two generous paved seating areas immediately to the rear of the property with a stepped pathway leading to the top of the garden interspersing a generous lawn, well stocked with a range of attractive flower beds and shrub beds and borders. The beautifully presented and well-tended gardens provide an abundance of privacy with a useful timber garden shed, external water supply, external courtesy lighting and gated access to the side of the property leading to the front.

**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.