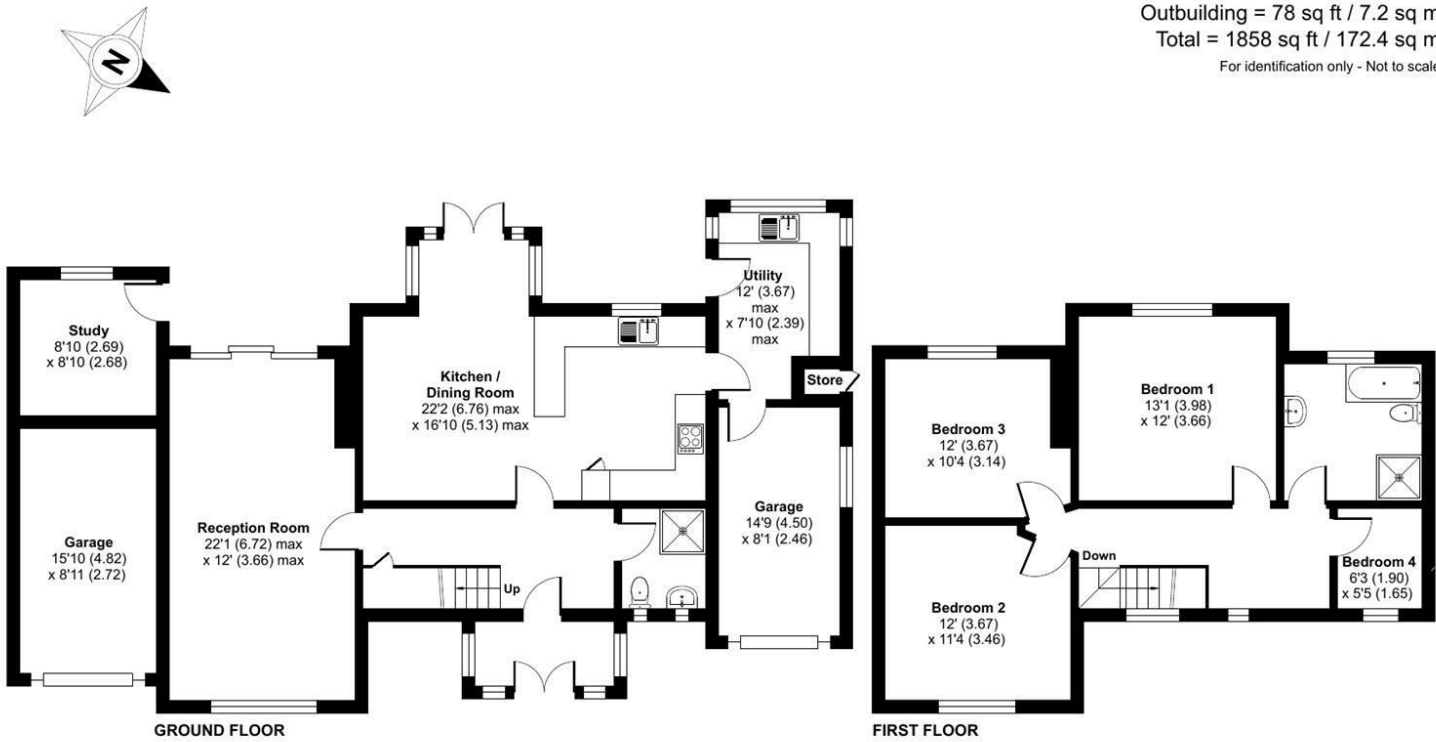


FOR SALE

7 Summer Hill Avenue, Kidderminster, Worcestershire, DY11 6BU



Approximate Area = 1524 sq ft / 141.5 sq m (excludes store)
Garage = 256 sq ft / 23.7 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1858 sq ft / 172.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1293361

FOR SALE

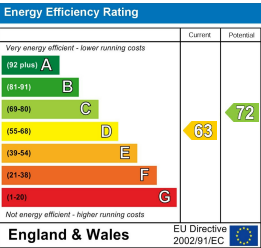
Offers in the region of £550,000

7 Summer Hill Avenue, Kidderminster, Worcestershire, DY11 6BU

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 beautifully presented traditional detached family home set in this convenient and most popular residential location with three/four bedrooms, modern and spacious living accommodation, generous gardens and two garages. An internal inspection is thoroughly recommended to appreciate the size and quality of this flexible family home.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



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FOR SALE


Mileage (all distances approximate)
Bewdley 2.5 miles, Worcester 17 miles, Birmingham 22 miles, M5 motorway junction 5 14 miles



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- A Wonderful Detached Family Home
- Spacious, Well-Presented Accommodation
- Wonderful Open Plan Kitchen Diner
- Generous Lounge Diner
- Four Bedrooms & Large Modern Bathroom
- Utility Room & Ground Floor Wet Room
- Independent Ground Floor Office
- Large Private Gardens & Two Garages

DIRECTIONS
From the agents office in Franche Road proceed in a northerly direction and at the round about take the first exit onto Habberley Lane and again the first exit at the next roundabout onto Habberley Road. Take the second right hand turning into St Johns Avenue and then right again into Holmwood Avenue and immediately left onto Summerhill Avenue where No.7 will be found on the right hand side.

LOCATION
7 Summer Hill Avenue is located in one of "Kidderminster's premier residential addresses" on the western outskirts of Kidderminster with good access to the local amenities including Primary and Secondary schools. The property is also on a bus route offering access to Kidderminster Town Centre, Railway Station and beyond

INTRODUCTION
A beautifully presented and much improved traditional detached family four bedroom home set in this convenient and most popular residential location. With modern spacious accommodation set in generous private gardens with an in-out driveway and two garages. An internal inspection is thoroughly recommended to appreciate the size and quality of this flexible family home

FULL DETAILS
This beautiful property is approached via a spacious and private in-out gravelled driveway with access into a UPVC double glazed entrance porch being light and spacious with solid wooden, part glazed door to the attractive reception hall.

A warm and inviting space, the reception hall is filled with natural light and boasts a stylish turning staircase leading to the first floor. Thoughtfully designed, it includes useful under-stairs storage and features beautiful solid wooden doors that open to the elegant lounge diner, the heart-of-the-home kitchen diner, and a convenient ground floor wet room.

This practical wet room is extensively tiled and equipped with a low-level WC, pedestal wash hand basin, and a modern walk in shower. Additional features include a radiator, extractor fan, and dual UPVC double-glazed windows.

The dual aspect lounge diner is beautifully presented, with stunning floor-to-ceiling sliding glazed doors to both the front and rear of the property. These open onto the mature and private rear garden, creating a seamless connection between indoor and outdoor living. A real focal point is the coal-effect gas fire with a marble surround, hearth and mantle.

Located at the rear of the property, this exquisite kitchen diner truly is the heart of the home, designed to overlook and open directly into the beautiful, mature gardens. The kitchen is fully fitted with a stylish tiled floor and an array of base and eye-level units finished with rolled top wood effect working surfaces. A one and a half stainless steel sink with mixer tap is set beneath a window, surrounded by extensive tiling. Integrated appliances include an eye-level 'Hotpoint' electric oven, a five-ring gas hob with extractor hood, a 'Bosch' dishwasher, and a larder-style fridge freezer. A practical breakfast bar connects to the generous dining area, which is flooded with light from a large box window and UPVC double-glazed French doors offering a delightful spot for seating and garden access.

Conveniently accessed from the kitchen, the utility room continues the tiled floor, range of rolled top wooden effect work surfaces with inset stainless steel sink, single drainer, swan neck mixer tap and cupboards. There is space for automatic washing machine, tumble dryer, fridge and freezer. There are UPVC double glazed windows overlooking the rear garden, radiator, power points and access into the attached garage

FIRST FLOOR
A generous area which can be utilised as office space with access to roof space, radiator and power points. A feature stained, glass UPVC double glazed window and UPVC double glazed window to the front aspect. There are attractive wooden panel doors to all first floor accommodation.

There is access to three beautifully presented double bedrooms, two of which to the rear aspect, with UPVC double glazed windows overlooking the mature gardens, each with power points, radiators and ceiling mounted light fitting.

The fourth bedroom/nursery has an obscure UPVC double glazed window to the front aspect, radiator, power points and ceiling mounted light fitting.

The family bathroom is beautifully presented with a contemporary white suite of panel bath, mixer tap, shower attachment, pedestal wash hand basin, low level close coupled WC and separate corner shower cubicle, being fully tiled with glazed door and 'Mira' double shower attachment with rain shower. There is a heated towel rail, large UPVC double glazed window and inset spot lights to ceiling.

OUTSIDE
To the front of the property is a generous fore garden with in out gravelled driveway, small lawned area with mature hedge borders with access to both garages to either side of the property.

The rear garden is a particular feature of this attractive detached family home being wonderfully cared for offering an abundance of privacy, being mature with an initial paved patio, generous lawned gardens, flagstone paved seating area with wooden pergola and attractive shrub, herbaceous beds and borders.

There is a generous timber shed with private paved patio area and a wooden summer house.

Accessed from the rear garden is a office with power points, lighting, wall mounted electric heater, radiator and UPVC double glazed window.

The property benefits from two attached garages to either side of the property, one with direct access from the utility with up and over door, concrete hardstanding, power and light and one housing the 'Logic' gas central heating boiler.

SERVICES
Mains water, electricity, gas and drainage 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.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.