



13 Griffin Avenue
Kidderminster, DY10 1NA

Andrew Grant

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Guide Price £285,000

An extended traditional home nicely situated on a particularly large plot at the end of a small cul-de-sac, with a wooded backdrop and far-reaching views.

Key features

- Traditional family home
- Fantastic corner plot with private wooded backdrop
- Immaculately presented throughout
- Scope to extend further
- Spacious front-to-back living room
- Refitted kitchen (less than 2 years old)
- Replaced roof and all tiled areas (6 years ago)
- Extensive rear garden
- Driveway parking
- Attached garage

Freehold / 1,138 sq ft





A fantastic traditional bay-fronted home, dating back to the inter-war period, nicely tucked away on a large corner plot at the head of this small cul-de-sac off Hoo Road. The property has been beautifully maintained, extended and upgraded by the current owner, providing a turnkey-ready home with a fantastic garden at the rear. Immaculate throughout, it includes a spacious through lounge/diner, which has been made open plan in the past. At the rear of the ground floor is an extended kitchen, recently refitted less than two years ago. The roof and all tiled areas of the property were replaced six years ago. On the first floor are three bedrooms serviced by a shower room.

It is not purely the condition of this property that sets it apart from others, as the house benefits from a large corner plot, meaning the rear gardens are extensive and enjoy a private wooded backdrop with views through the trees in winter. The large plot provides excellent future development potential if required and so too does a large, attached garage which could easily be converted subject to relevant planning permissions.



Driveway

The property is approached via a block-paved driveway to the front, providing parking for two vehicles and leading to the garage. The latter is wider and larger than the standard single garage, with an up-and-over door to the front, power and

lighting. Upon entering through the front door, one is greeted by a welcoming hallway laid to wood laminate flooring. The hallway features doors radiating to the living room and kitchen, as well as stairs rising to the first floor with a storage cupboard underneath.

Living / Dining Room

The spacious and light living / dining room runs from the front to the back of the property, featuring dual-aspect windows, both with quality wooden shutters. There are fireplaces at each end, one for decoration and another housing a gas fire with a surround, and there is wood laminate flooring and wall lights.





Kitchen

The kitchen, extended in the past and refitted within the last two years to a quality contemporary finish, features solid wood work surfaces housing an inset 'Belfast' style sink, matching wall and base units, downlighters and various integrated appliances, including a grill and oven, microwave, fridge and dishwasher. At one end is a utility area with a storage cupboard and a wall-mounted 'Worcester' combination boiler.

A double-glazed door from the kitchen leads to a useful lobby area, great for storing shoes and coats, with doors leading to the garage and the rear garden.





First Floor

As you ascend the stairs to the first floor, the landing has a side-facing window and a loft hatch accessing the roof space.

Bedroom One

This light and airy, bay-fronted double bedroom has a television point and a front-facing window with white wooden shutters.



Bedroom Two

The second bedroom is another good-sized double room with two fitted wardrobes/storage, a loft hatch with a ladder and a window to the rear offering delightful views over the garden and woodland beyond.



Bedroom Three

This cosy single bedroom has a window to the front aspect, which allows an abundance of natural light to fill the space.



Shower Room

The bedrooms are serviced by a well-appointed shower room featuring tiled walls, a corner shower cubicle, glass blocks, a washstand, an extractor fan and a low-level WC.



Gardens

This property benefits from the most wonderful mature tiered garden, which is extensive in size and beautifully maintained.

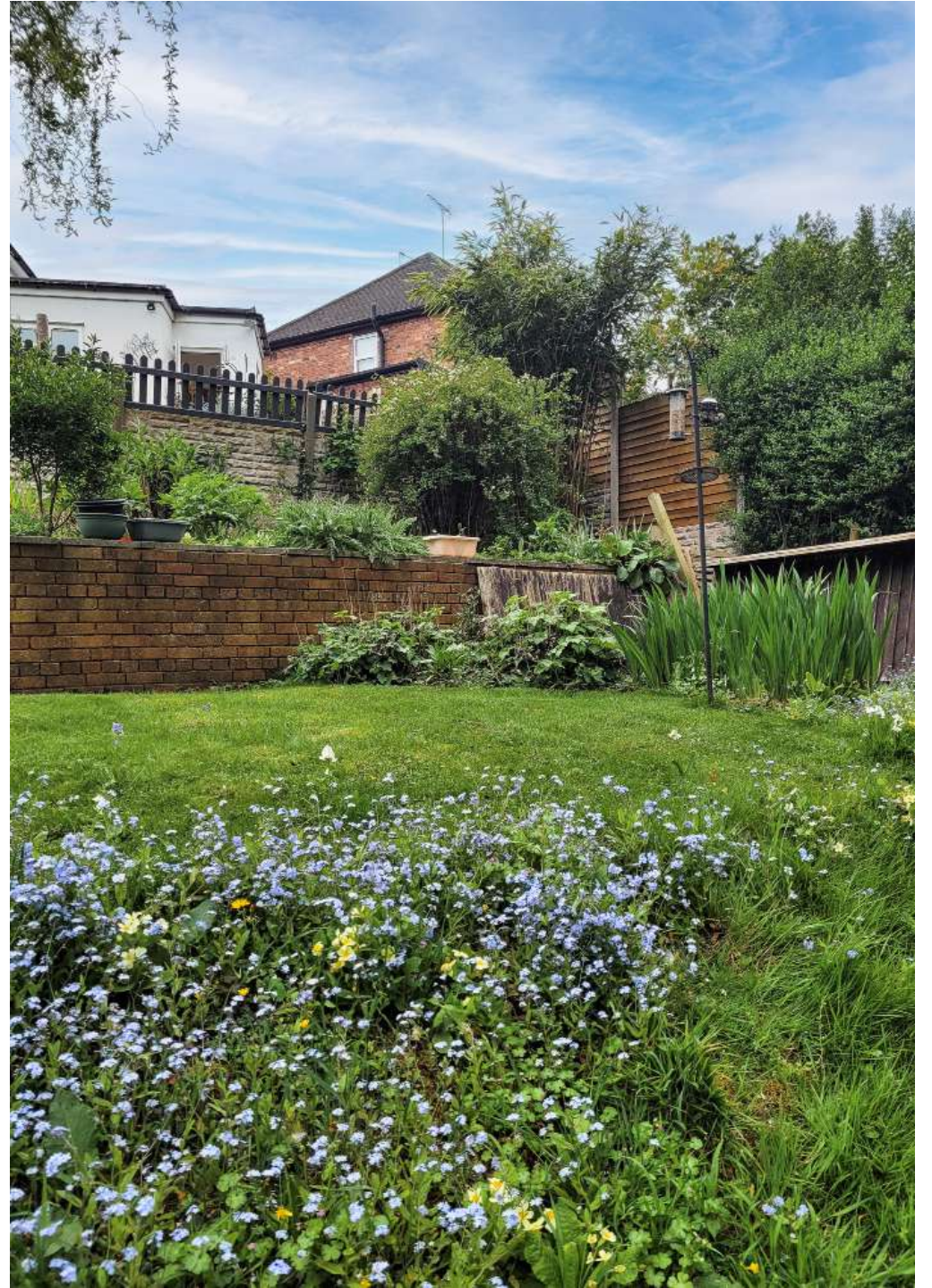
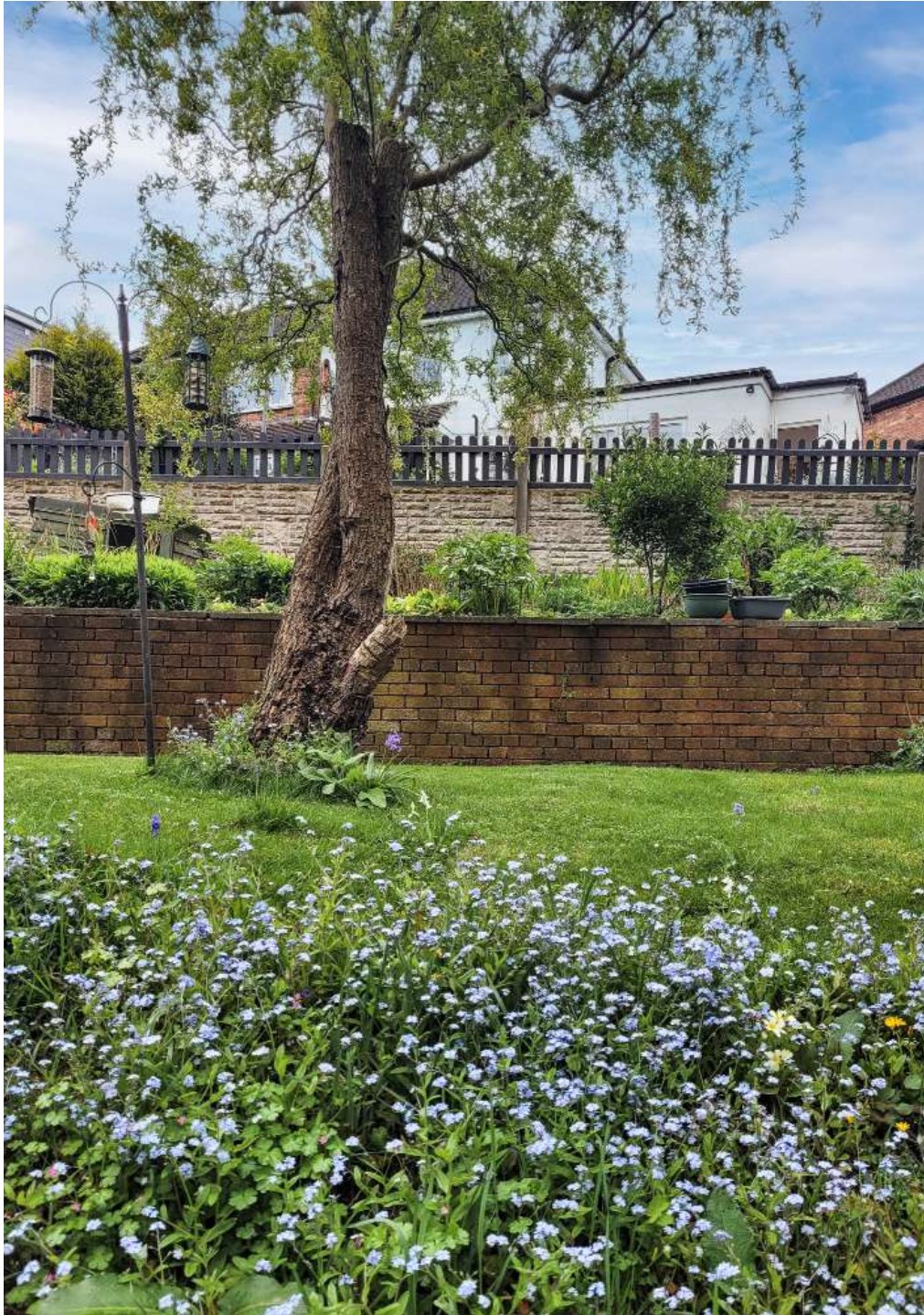


This superb outside space is completely private as it directly borders a wooded copse, providing a leafy backdrop to the far end of the garden and views of Kidderminster town through the trees.

The garden comprises several levels, starting with a top section of manicured lawn with a paved patio, a circular seating area for enjoying alfresco meals and mature flower beds.



The next tier down is a flat lawned area on which stands a wooden shed and beyond here is a sloping section of the garden, which drops down to the far boundary and is enclosed by mature hedging and fencing.





Services

Mains gas, electricity, water and drainage.

Council Tax - Band B

Location

The property nestles beautifully on a large corner plot at the end of this delightful cul-de-sac off Hoo Road. The elevated position of this road affords the property lofty views through the treetops across Kidderminster town to distant countryside.

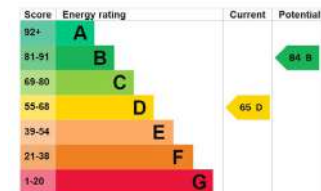
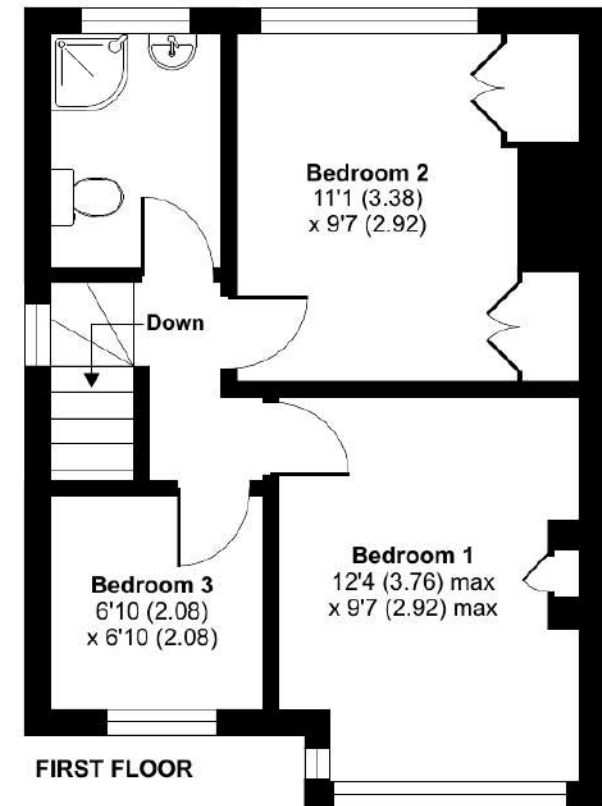
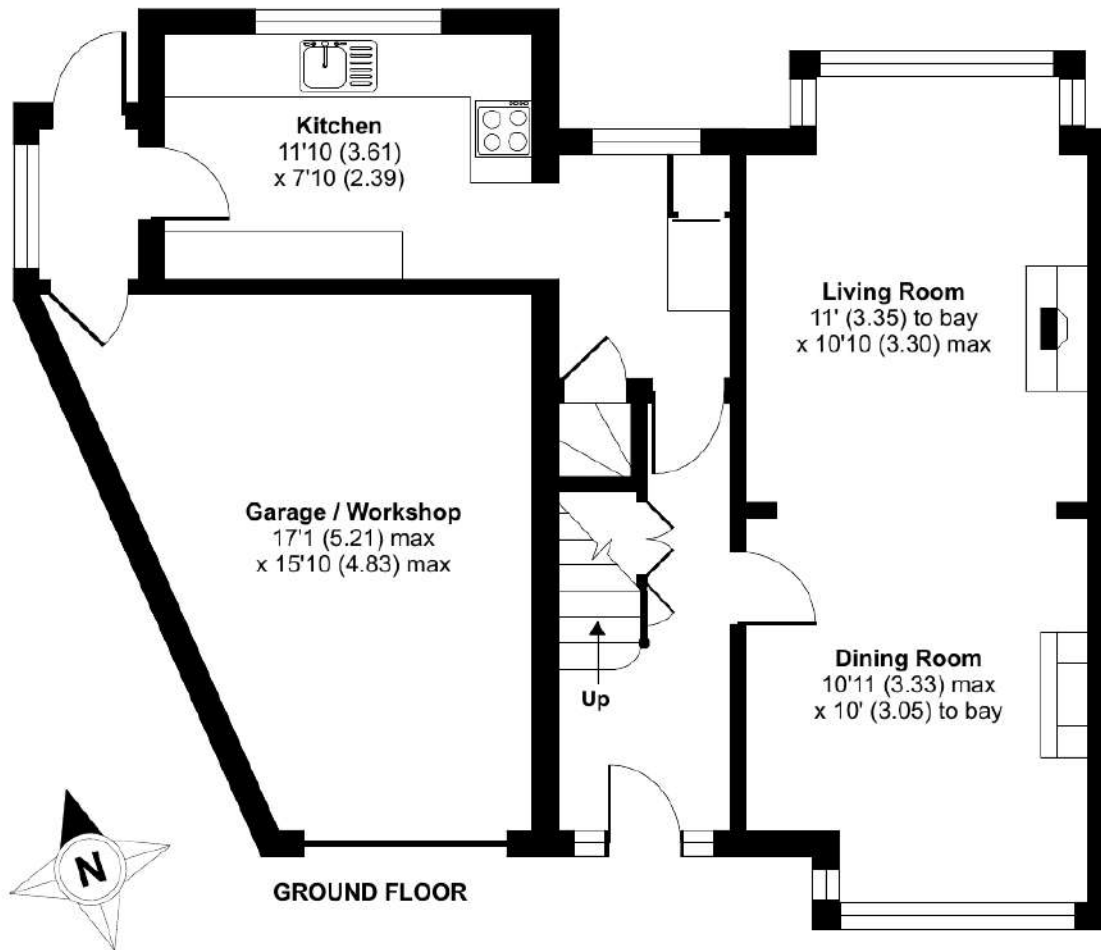
An enticing aspect of this location is just how convenient it is for accessing the town and other useful amenities. The centre of Kidderminster is located around one mile away and is readily accessed on foot from here, providing residents with a good shopping experience, including high street stores, a variety of supermarkets and lots of pubs, restaurants and riverside bistros.

For those who regularly travel or commute, it is important to note that the train station is also within walking distance from here and offers an excellent service to Birmingham, Worcester and London. The station is also home to the celebrated Severn Valley steam railway, which provides beautiful scenic journeys to Bewdley and Bridgnorth.

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Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1078871



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