






56a Pineridge Drive
Kidderminster DY11 6BG

Andrew Grant

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Guide price £450,000

An individually designed home, nicely situated in a well-regarded cul-de-sac off Blakebrook. The bespoke property offers a highly adaptable layout, pleasant elevated views and a first-floor balcony above the double garage.

Key features

- Spacious living accommodation
- Balcony with elevated views
- Four double bedrooms
- Double garage
- Block paved driveway
- Mature low maintenance gardens
- Excellent residential location

Freehold / 1,497 sq. ft.





Kitchen

The kitchen, tucked away at the rear of the property, provides access to the rear garden. It is generously sized and well-appointed, featuring matching wall and base units, a breakfast bar, and work surfaces with an inset sink drainer and induction hob.

The kitchen also offers space and plumbing for appliances, tiled flooring, a radiator, a double-glazed window overlooking the pleasant rear garden and double-glazed patio doors leading outside.



Living room

The impressive living room is exceptionally spacious and offers elevated views of the neighbourhood. It also features an adjoining balcony accessible through double-glazed sliding doors.

The living room is further enhanced by wall lights, two radiators, wood laminate flooring and a gas fire with a surround.



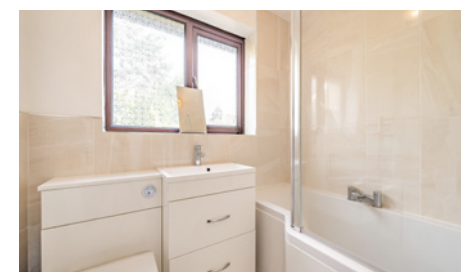




Bedroom three

On the ground floor there are two double bedrooms, one of which is currently used as a study and offers pleasant elevated views. These bedrooms are served by a ground floor contemporary bathroom.

The bathroom comprises a panelled bath with a shower above, a chrome towel radiator, tiled flooring, and neatly fitted furniture incorporating storage, a wash basin, and a low-level WC.





First floor

The first-floor accommodation is accessible via a landing with two storage cupboards and includes two double bedrooms.

Master bedroom

The spacious master bedroom boasts fitted wardrobes, a double-glazed window with a rear aspect view and an en suite wet room.



En suite wet room

Fully tiled, the en suite is generously sized and has been refitted to modern standards, featuring a sizable shower area, a chrome towel radiator, a pedestal wash basin and a low-level WC.



Bedroom two

Bedroom two is a well-sized double room with expansive views across the town and mirror-fronted wardrobes along one wall.



Gardens and grounds

Completing the package is a well-maintained rear garden, which enjoys a flat orientation and a pleasant degree of privacy, enclosed by mature holly hedging and laurel.

The garden is designed for low maintenance and features various attractive elements, including a sheltered area at the side of the property, accessed via a pergola from the kitchen.



This section is ideal for al fresco dining and leads to a full-width paved patio that runs across the rear of the property. From here, several pathways intersect the rest of the garden, which includes gravelled borders with numerous flowering perennials, specimen bushes and trees.

Tucked away in the corners are a vegetable patch and another pergola, while in the centre stands a Victorian style lamp.

Description

56a Pineridge Drive stands out as a unique property on the street, having been individually designed and built with a one-of-a-kind layout.

The bespoke nature of this property sets it apart, not only in terms of its larger size compared to many other houses in this cul-de-sac but also because of its highly adaptable layout and distinctive features, such as the first-floor balcony that offers elevated views across the town.

The bedrooms are strategically positioned on multiple floors, making it suitable for buyers of all ages and those with multi-occupancy requirements. Additionally, there is a pleasant secluded rear garden and a double garage.

This driveway is bordered on both sides by mature gardens, can accommodate up to three cars and leads to the double garage, which is accessed via an electric roller shutter door and equipped with six power points, lighting, and a tap.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

Band E

Situation

Pineridge Drive is situated in a highly regarded cul-de-sac, nestled within a charming suburb of Kidderminster. This tranquil no-through road offers a convenient and desirable place to reside, with the town centre located just over one mile away. Additionally, residents benefit from immediate access to essential amenities, such as Kidderminster Hospital and Baxter College Secondary School, both within easy walking distance.

The town of Kidderminster boasts a wide array of offerings for its residents, including numerous supermarkets, high street stores, a diverse selection of pubs and restaurants, as well as excellent road and rail connections to neighbouring towns and cities, including Worcester and Birmingham.

For those who enjoy outdoor activities or have canine companions, Kidderminster is surrounded by stunning countryside. Moreover, several suburban green spaces, including Bewdley Hill Wood, White Wickets Park and the Staffordshire/Worcestershire Canal, are easily accessible from the property. These natural havens enhance the quality of life for residents by providing opportunities for recreation and relaxation in the heart of Kidderminster.

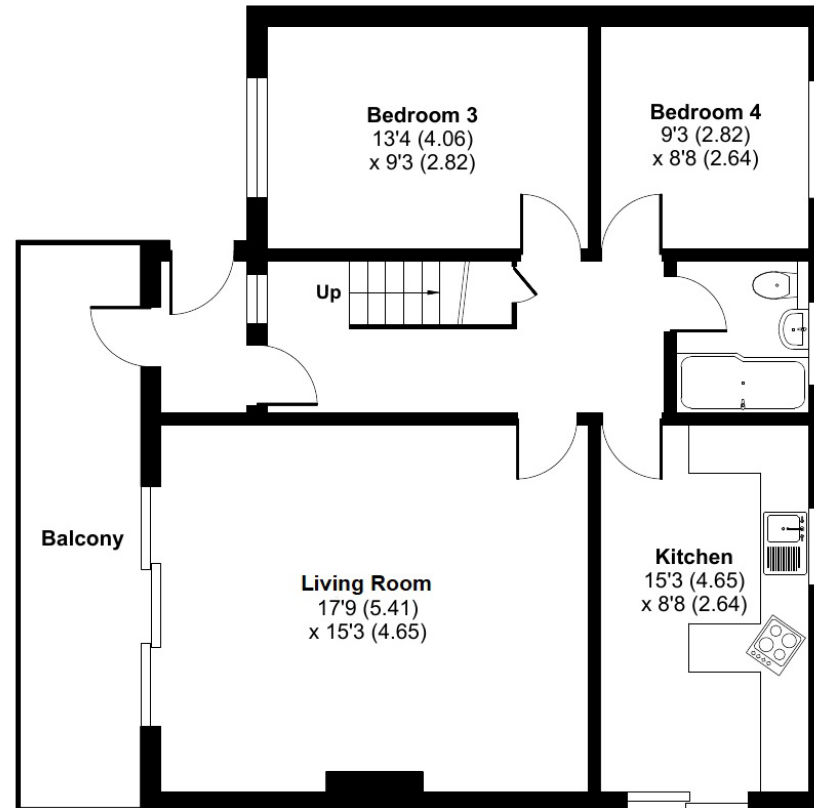
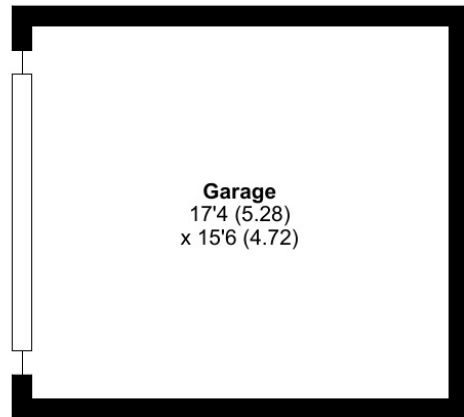
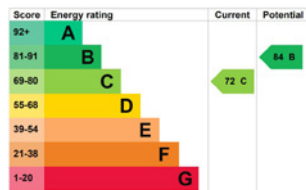
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Approximate area = 1,228 Sq. ft. / 114.1 Sq m (excludes void)

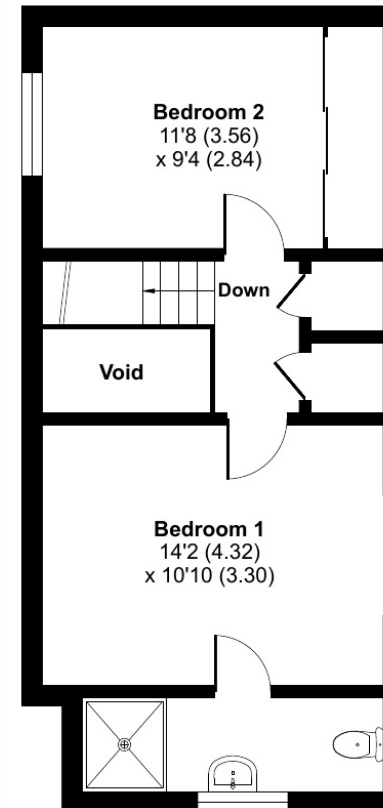
Garage = 269 Sq. ft. (25 Sq m)

Total = 1,497 Sq. ft. (139 .1 Sq m)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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