



5 Malvern Drive
Kidderminster, DY10 1LH

Andrew Grant



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 **3 Bedrooms**  **2 Receptions**  **1 Bathroom**

Freehold / 1,170 sq. ft.

KEY FEATURES:

- Classic inter-war home
- Desirable tree-lined location
- Extensive renovation and refurbishment
- Charming period features
- Beautifully presented
- Garden room
- Large private garden
- Driveway parking for three cars
- Detached garage

Set on a spacious plot offering ample parking and a family-friendly garden, this meticulously finished property is turnkey ready for the next owner.

Location

Malvern Drive, a picturesque tree-lined avenue tracing its origins back to the early 1900s, forms part of a sought-after leafy enclave off Aggborough Crescent. Properties rarely become available in this tranquil setting, despite its surprising proximity to various amenities and the town centre.

One of the compelling features of this area is its remarkable convenience. Nearby lies the bustling heart of Kidderminster, approximately one mile distant, offering residents a diverse shopping experience with high street retailers, supermarkets, as well as an array of pubs, restaurants and riverside bistros.

For those who commute or travel frequently, the nearby train station presents a notable advantage. Within walking distance, it provides excellent connectivity to Birmingham, Worcester and London, making it a prime hub for travellers. Additionally, the station serves as the departure point for the renowned Severn Valley Steam Railway, offering scenic excursions to Bewdley and Bridgnorth, adding a touch of nostalgia to the area's charm.



Description

The property is accessed from the roadside via a substantial gravel driveway, providing parking space for approximately three vehicles. Nicely tucked away in one corner is a detached single garage equipped with an up-and-over door, as well as power and lighting.

Entrance Hallway

Step through the magnificent stained glass front door into the welcoming entrance hall, adorned with timeless Minton tiled flooring. Ascend the staircase to the first floor or proceed through the doorway into the inviting living room.

Living Room

The generously proportioned living room boasts a bay window that floods the space with natural light, enhancing its airy ambiance. At its focal point sits an elegant fireplace housing a cosy wood-burning stove. Conveniently nestled beside the fireplace are built-in bookshelves, while two designer radiators add both style and warmth to the room.

Dining Kitchen

Nestled at the rear of the ground floor is a tastefully designed dining kitchen, seamlessly merging with the adjoining garden room to create an ideal setting for entertaining and contemporary family life. The kitchen features coordinated wall and base units with 'Metro' style tiled splashbacks framing sleek work surfaces. Equipped with a ceramic sink, 'Rangemaster' oven with splashback and extractor, integrated dishwasher and a practical pantry, it caters to modern culinary needs. Illuminated by downlighters and benefiting from dual aspect windows, the space is bright and inviting. A cosy corner, adorned with a decorative recess, offers the perfect spot for a kitchen table and chairs, enhancing the homely atmosphere.

Garden Room

Connecting seamlessly to the kitchen through a square archway, the recently added garden room offers a delightful retreat with views over the garden. Flooded with natural light streaming in through skylights and full-height windows, this room creates a bright and airy ambiance. French doors open out to the garden, seamlessly blending indoor and outdoor living.

Utility Room

Completing the ground floor is a practical utility room and WC, providing ample storage, and space and plumbing for a tumble dryer and washing machine.





First floor

Ascending to the first floor, you will find yourself on a landing with access to the loft via a hatch. This level accommodates three generously sized bedrooms, all served by a recently refurbished family bathroom.

Bedrooms

Bedroom one is a spacious double room, offering a pleasant view of the tree-lined street. Bedroom two is similarly spacious featuring garden views, while bedroom three offers versatility as a good-sized single room or a cosy small double room, with a side-facing window.

Bathroom

This tastefully designed bathroom, adorned with stylish tiles throughout, boasts the comfort of underfloor heating. It features a panelled bath with a shower above, a sleek vanity unit, chrome towel radiator and a low-level WC.









Garden

Completing the picture, a charming garden adds the perfect finishing touch to this exceptional property, offering high-quality outdoor space suitable for family living.

Extremely private, generously proportioned and impeccably maintained, the garden features a raised stone patio ideal for outdoor dining, an expansive lawn interspersed with small trees and a secluded gazebo tucked away in one corner. Additionally, discreetly positioned at the side are three sheds, while two gates provide convenient side access.

Services

Mains gas, electricity, water and drainage. Security alarm system. Broadband is available at this property.

Council tax band - C.



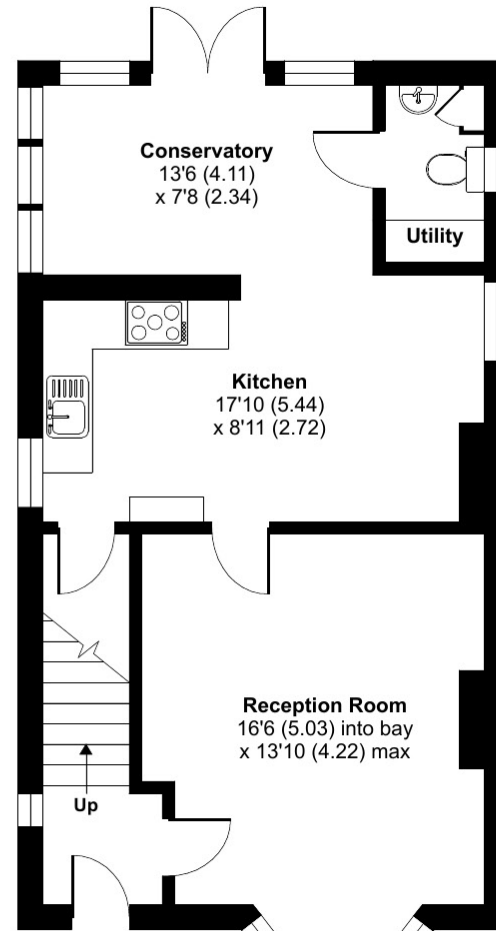
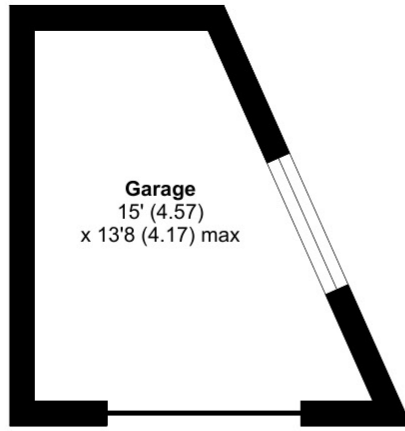
Malvern Drive, DY10

Approximate Area = 1015 sq ft / 94.3 sq m

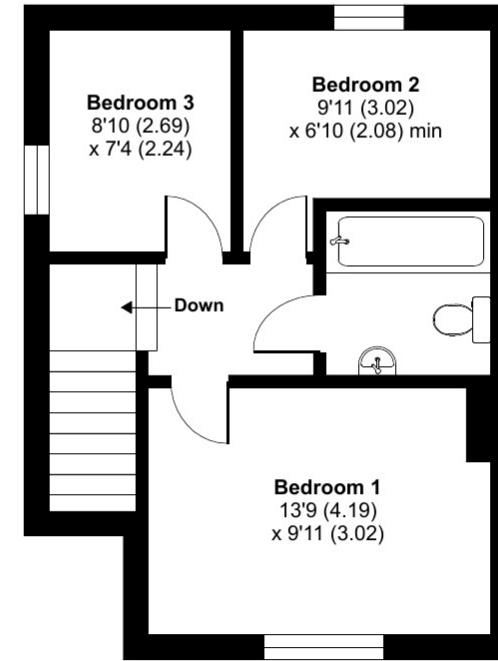
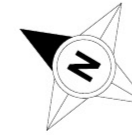
Garage = 155 sq ft / 14.4 sq m

Total = 1170 sq ft / 108.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1093709



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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