



**61 Hillgrove Crescent**  
Kidderminster DY10 3AR

**Andrew Grant**



# 61 Hillgrove Crescent

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 **5 Bedrooms**    **2 Receptions**    **2 Bathrooms**

Freehold / 2,580 sq. ft.

## KEY FEATURES:

- Grand Edwardian residence
- Prestigious location
- Three-storey accommodation
- Timeless period features
- Extended kitchen
- Cloakroom
- Master with en-suite
- Extensive mature garden
- Three-car driveway
- Attached single garage

A grand Edwardian residence offering a vast array of accommodation tastefully combining period aesthetics with contemporary living, including two spacious living rooms, a fantastic family kitchen with vaulted ceiling and five bedrooms arranged across the upper floors.

This truly remarkable three-storey home dating back to the early Edwardian period exudes timeless elegance and commanding presence. From its imposing roadside façade to its generously proportioned interior, every aspect reflects the grandeur and sophistication synonymous with its era.

With spacious rooms, high ceilings and an abundance of period features, including ornate mouldings and elegant fireplaces, the home emits a sense of grandeur that is sure to leave a lasting impression.

Nestled in a wonderful location and boasting an extensive mature garden bordering school playing fields, the property offers both privacy and tranquillity.

The current owners have meticulously maintained and sympathetically improved the interior, ensuring that updates are in harmony with the building's age and style, preserving its historic charm while enhancing modern-day living.



## Description

The property is accessed via a block-paved driveway, accommodating two to three vehicles and leading to the attached single garage. The garage, accessible through sliding wooden doors, is equipped with power and lighting, providing convenience and functionality for vehicle storage or as a versatile workspace.

Upon arrival, a spacious porch with quarry-tiled flooring and a glazed roof welcomes you from the driveway.

Stepping inside, a welcoming reception hallway adorned with Minton-style floor tiles sets the tone for the elegance within. A graceful staircase, accented with wood panelling, ascends to the first floor, while doors open to the living rooms, kitchen and downstairs cloakroom/WC, offering seamless access throughout the home.

At the far end of the hallway, a cosy space awaits, perfect for unwinding, this snug centred around a fireplace flanked by period cupboards. Bathed in natural light from two sash windows and featuring a column radiator, this area exudes warmth and charm.

The two living rooms epitomise classic 1900s elegance, boasting spacious dimensions, high ceilings and abundant character. The front sitting room is tastefully adorned with William Morris décor and bathed in natural light streaming through two sash windows. Character features such as a picture rail, coving and exposed floorboards add to its charm, while a neatly recessed wood-burning stove provides ambiance.

Meanwhile, the rear sitting room offers serene views of the leafy garden and is anchored by an attractive stone fireplace. A glazed door seamlessly connects the indoors with the outdoors, enhancing the sense of space and tranquillity. Completing the scene are a picture rail and coving, adding a touch of refinement to this inviting space.





The reception rooms are complemented by a wonderfully spacious and luminous kitchen, adding a contemporary flair to the home. This superbly extended kitchen, situated at the rear of the ground floor, is perfectly tailored for modern family living and entertaining, effortlessly merging cooking and dining into one inviting space. The kitchen features a lofty vaulted ceiling adorned with skylights, creating an airy atmosphere, centred around a quality gas-fired AGA, adding a touch of sophistication.

Contemporary wall and base units, an inset ceramic sink, oven and hob with extractor above and ample space for a dishwasher and fridge freezer ensure both style and functionality.

A door at the far end of the kitchen effortlessly leads out to the garden, providing an ideal setting for al fresco dining and completing this harmonious arrangement.

Completing the ground floor accommodation is a tastefully styled cloakroom/WC located off the hallway, adorned with 'Metro' style tiling and eye-catching wallpaper. This thoughtfully designed space features a pedestal washbasin and low-level WC.





### First Floor

The upper two floors of this property continue to captivate, offering an expansive amount of bedroom and bathroom space ideal for accommodating large families, facilitating home working and supporting dual occupancy arrangements.

There is a spacious first-floor landing integrating a practical study area, offering a dedicated space for productivity and organisation. From here, access is provided to the family bathroom and two first-floor bedrooms, including the remarkable master suite.

The main bedroom is truly expansive, bathed in natural light streaming through two sash windows that offer picturesque views of the gardens and beyond. Adding to its allure, an ornate cast iron fireplace and exposed floorboards lend a touch of elegance and character to the room. A doorway leads through to the equally impressive en-suite, which boasts generous proportions, completing this luxurious retreat.

Accompanying the master bedroom is the well-appointed en-suite, featuring a tiled shower cubicle. Two sash windows flood the room with natural light, enhancing its spacious feel. Practical built-in cupboards offer ample storage solutions, while the inclusion of a bidet, pedestal washbasin and low-level WC ensures functionality meets style in this sophisticated bathroom.



The delightful second bedroom is a spacious retreat, boasting a charming fireplace adorned with an attractive carved surround. Illuminated by two sash windows, this room is bathed in natural light, accentuating its inviting ambiance. Adding to its character are the exposed floorboards, lending a touch of rustic elegance to the space.

Prepare to be impressed by the exquisitely presented house bathroom, which exudes a remarkable sense of space and has been thoughtfully reimagined by its owners. The captivating green and blue colour scheme infuses the room with a serene ambiance, beautifully contrasted against the striking black and white tiled flooring. At the heart of this oasis is a luxurious freestanding rolltop bath, elegantly complemented by a 'Metro' tiled shower cubicle. Adding to the room's charm are the timeless features such as the cast iron fireplace and period-style radiator/towel rail combo. Illuminated by downlighters and benefiting from dual aspect windows, this bathroom is aesthetically pleasing, offering a sanctuary for relaxation and rejuvenation.





## Second Floor

Ascending to the second floor, you will find three additional bedrooms accessible via a landing area illuminated by a skylight and featuring a built-in cupboard, offering the potential to be transformed into an en-suite.

Each of these second-floor bedrooms are generously proportioned double rooms, with two of them boasting charming period fireplaces, adding character and warmth.



### Gardens and Grounds

The generous interiors are beautifully complemented by the expansive outdoor space comprising a large, mature rear garden that offers exceptional privacy. This well-maintained garden boasts an array of mature perennials and flowering bushes, enhancing its natural charm, all neatly enclosed by immaculately kept privet hedging. A stone patio, perfectly suited for al fresco dining, serves as a delightful focal point, accompanied by convenient features such as a wood store and raised bed for gardening enthusiasts. Stretching beyond, a lawn adorned with a cherry tree sets a picturesque scene, while a greenhouse and shed at the far end cater to practical needs, completing this idyllic outdoor retreat.

### Services

Mains gas, electricity, water and drainage.  
Broadband is available at this property.  
Council tax band - E.

### Situation

Hillgrove Crescent stands out as one of Kidderminster's most coveted addresses, a picturesque, tree-lined avenue boasting some of the town's most elegant and prestigious residences. Nestled in this charming suburb is a blend of aesthetic charm and practical convenience, seamlessly integrating access to nearby amenities and the town centre, less than one mile distant.

For those with a bustling lifestyle, proximity to the train station is key, with a mere 0.6 miles separating it from the doorstep, offering connections to Birmingham, Worcester and London daily. Additionally, the quaint Severn Valley Steam Railway departs from here, treating passengers to scenic journeys through Worcestershire's captivating countryside to nearby Bewdley and Bridgnorth. Families will appreciate the proximity to esteemed educational institutions such as Kings Charles I secondary school and sixth form, conveniently located within walking distance on the neighbouring Comberton Road. Adding to the areas charm is the nearby Kidderminster Golf Course.

Moreover, the town itself offers a plethora of amenities for residents to enjoy, including supermarkets, high street stores, cosy coffee houses, riverside bistros and a vibrant array of pubs and restaurants.



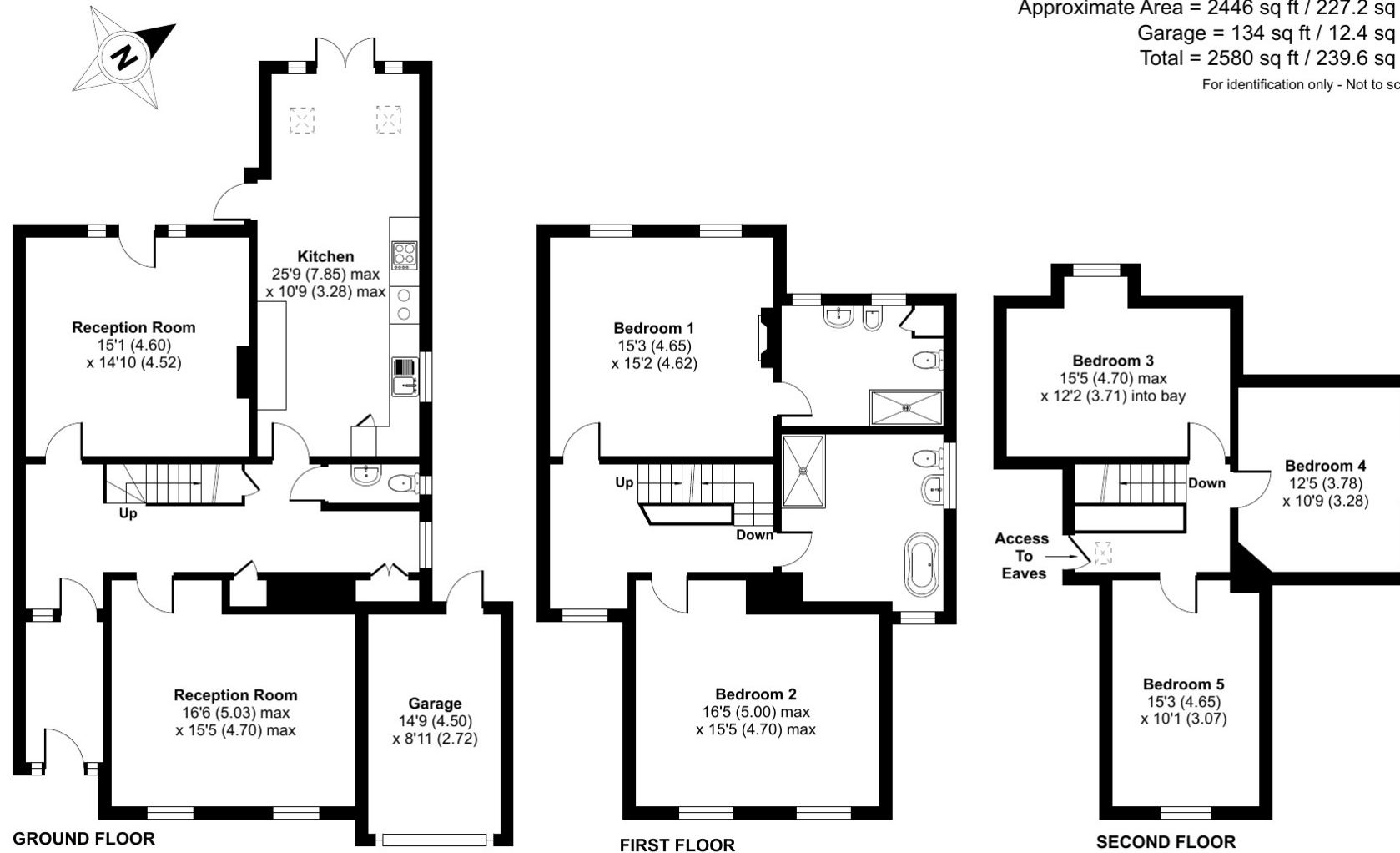
# Hillgrove Crescent, Kidderminster, DY10

Approximate Area = 2446 sq ft / 227.2 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 2580 sq ft / 239.6 sq m

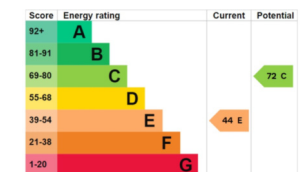
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