






Hagley View

Kidderminster, DY11 5PW

Andrew Grant

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119 Habberley Road, Kidderminster, DY11 5PW

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Offers in excess of £550,000

A double-fronted Edwardian home beautifully positioned on the fringes of town, just yards from delightful countryside.

Key features

- Grand Edwardian home
- Situated on the fringes of town
- Large one-third acre plot
- Charming snug with fireplace
- Farmhouse-style kitchen
- Bay-fronted living room
- Master bedroom with en-suite
- Mature rear garden
- Double garage with loft room
- Expansive sweeping driveway

Freehold / 1,808 sq ft





A grand, double-fronted Edwardian home beautifully positioned on the fringes of town, just yards from delightful countryside. Brimming with character inside and occupying a large plot over one-third of an acre, it comes complete with a double garage featuring a versatile loft room above; an excellent opportunity to purchase this individual turn-of-the-century home, packed with character and charm associated with the age.

This property offers more than just period aesthetics; it provides an excellent balance of living accommodation and bedroom space, a large double garage with a versatile loft room, an expansive driveway catering for many vehicles and to round things off beautifully, a huge mature rear garden complete with a hot tub and summerhouse.



Driveway

The property stands well back from the road behind a sweeping block- paved driveway that can cater for many vehicles, including vans, motorhomes and trailers. The frontage is bordered by mature coniferous hedging, providing an excellent natural screen.

Garage

To the side of the property is a wonderful double garage accessed via two electric roller shutter doors. It features power, lighting, a door to the rear garden and an internal staircase providing access to the loft room above. The loft room is a versatile space with dual-aspect windows, offering scope for use as a home office, studio, games room and so on. On the other side of the house is a useful covered carport.





Entrance / Snug

Upon entering the property, a charming snug welcomes you, brimming with character and ideal for home working. The room is centred around a brick fireplace housing a wood-burning stove,

with a bookshelf on one side and a church pew on the other. Exposed timbers, flagstone flooring and stairs rising to the first floor add to the room's appeal.





Kitchen

Beyond the snug, a wonderfully spacious farmhouse-style kitchen awaits, providing an excellent area combining living and dining. The room features an impressive fireplace housing an antique-style multi-fuel stove, exposed beams, brickwork and quarry-tiled flooring.



The kitchen area comprises matching wall and base units, a glass display cabinet, built-in oven and hob with extractor above, an American-style fridge freezer, downlighters, multi-aspect windows and doors leading to the living room, utility and side carport. There is also a useful cellarette.

Living Room

An impressive bay-fronted living room completes the living accommodation, running from the front to the back of the property and centred around another fantastic fireplace housing a wood-burning stove. This excellent reception room also features wall lights, wood laminate flooring and French doors flowing nicely out to the rear garden.





Utility Room and Cloakroom

A utility room and adjoining cloakroom/WC complete the ground floor accommodation. The utility has quarry-tiled flooring, wall and base units, space/plumbing for a washing machine

and tumble dryer and a wall-mounted 'Worcester' boiler. The accompanying cloakroom is beautifully styled, including wood panelling, a wall-mounted washbasin and a low-level WC.





Master Suite

The first-floor accommodation continues to impress with spacious room sizes, starting with a fantastic master suite.

The sizeable master bedroom floods with light from two windows overlooking the rear garden. The accompanying ensuite is fully tiled and has a corner shower cubicle, pedestal washbasin, chrome towel radiator and low-level WC.





Bedrooms Two, Three and Four

Bedrooms two and three are spacious double rooms, both featuring cast iron fireplaces providing a nice focal point. The fourth bedroom is a good size and can accommodate a double bed, with two windows to the rear aspect providing lots of light.



Family Bathroom

A beautifully styled bathroom complements the first-floor accommodation, recently refitted and comprising a washstand with twin washbasins, a freestanding roll top bath, a walk-in shower cubicle, tiled walls and a low-level WC.



Gardens and Grounds

A wonderful home such as this is not complete without quality outside space and the gardens here do not disappoint. The rear garden is particularly large and private, providing an excellent blend of landscaped areas ideal for entertaining, coupled with extensive sweeping lawns great for kids and dogs.



The garden starts with an expansive stone patio complete with an Arctic Spa hot tub covered by a large gazebo. A side gate from here leads to a wood store, while steps lead up to the next tier of the garden, comprising a gravelled seating and firepit area, along with a barbecue area ideal for those sunny summer afternoons dining outside.

Summerhouse

There is also a sizeable wooden summerhouse with power, lighting and a decked seating area outside. Large sweeping lawns make up the rest of the garden, bordered by mature bushes and trees.





Services

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

Council Tax - Band E

Location

This impressive period home is situated right on the fringes of town, just yards away from delightful countryside. The house is nicely set back from the roadside in large mature grounds, totalling over one-third of an acre. Habberley Road forms part of a highly regarded suburb on the western side of Kidderminster, perfectly placed for accessing both the town centre and neighbouring green spaces.

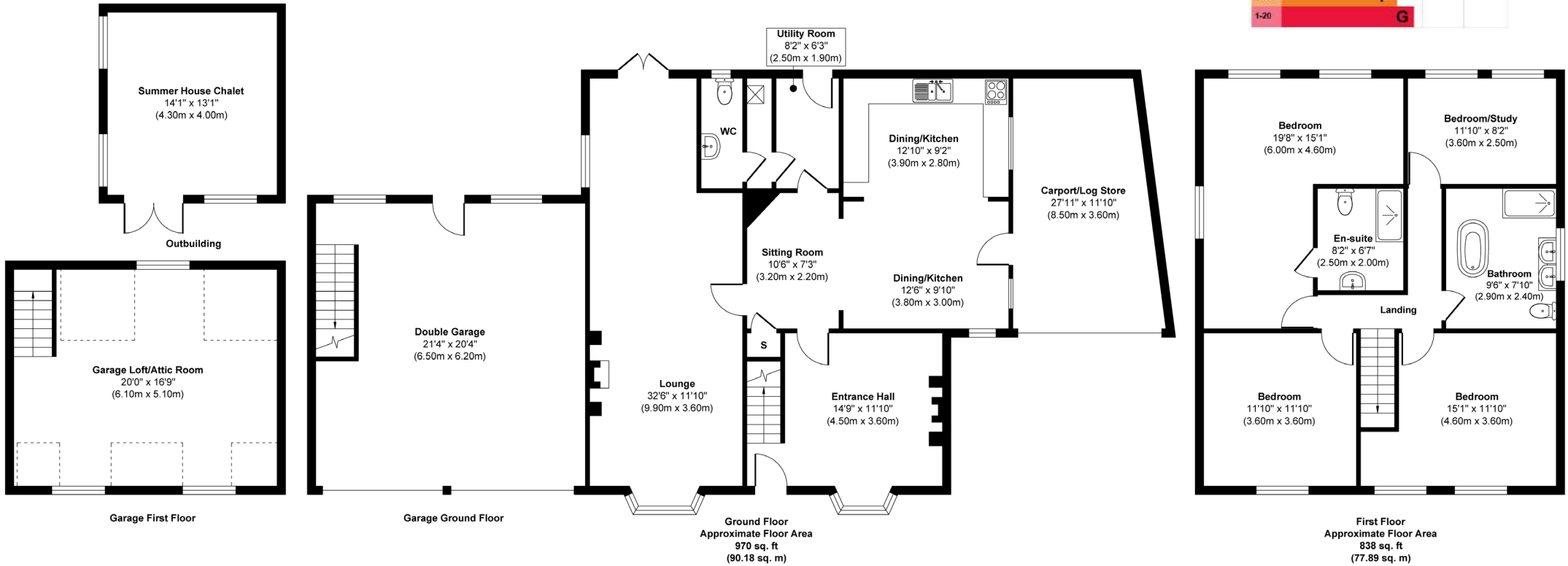
For those with dogs and who love getting outdoors, this location is ideal, with nearby rights of way heading off through fields to local beauty spots such as Trimpey Reservoir and Habberley Valley Nature Reserve, the latter only around half a mile away from here. Families with children will delight in the proximity of schooling, with Baxter College located at the other end of Habberley Road just 0.5 miles away and currently boasting an Ofsted rating of 'Good'.

The towns of Bewdley and Kidderminster are both readily accessible from here, 2.9 and 1.7 miles away respectively. Kidderminster provides an excellent shopping experience with a good range of high street stores, supermarkets, pubs and riverside bistros. The pretty town of Bewdley is steeped in history and boasts lots of local attractions such as the West Midlands Safari Park and the celebrated Severn Valley Steam Railway. It is also the gateway to Wyre Forest Nature Reserve, a 6,000-acre woodland featuring lots of pathways to explore.



119 Habberley Road, Kidderminster DY11 5PW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 1808 sq. ft / 168.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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