



13 Summer Place

Blakebrook, DY11 6QH

Andrew Grant

13 Summer Place

Blakebrook, Kidderminster, DY11 6QH

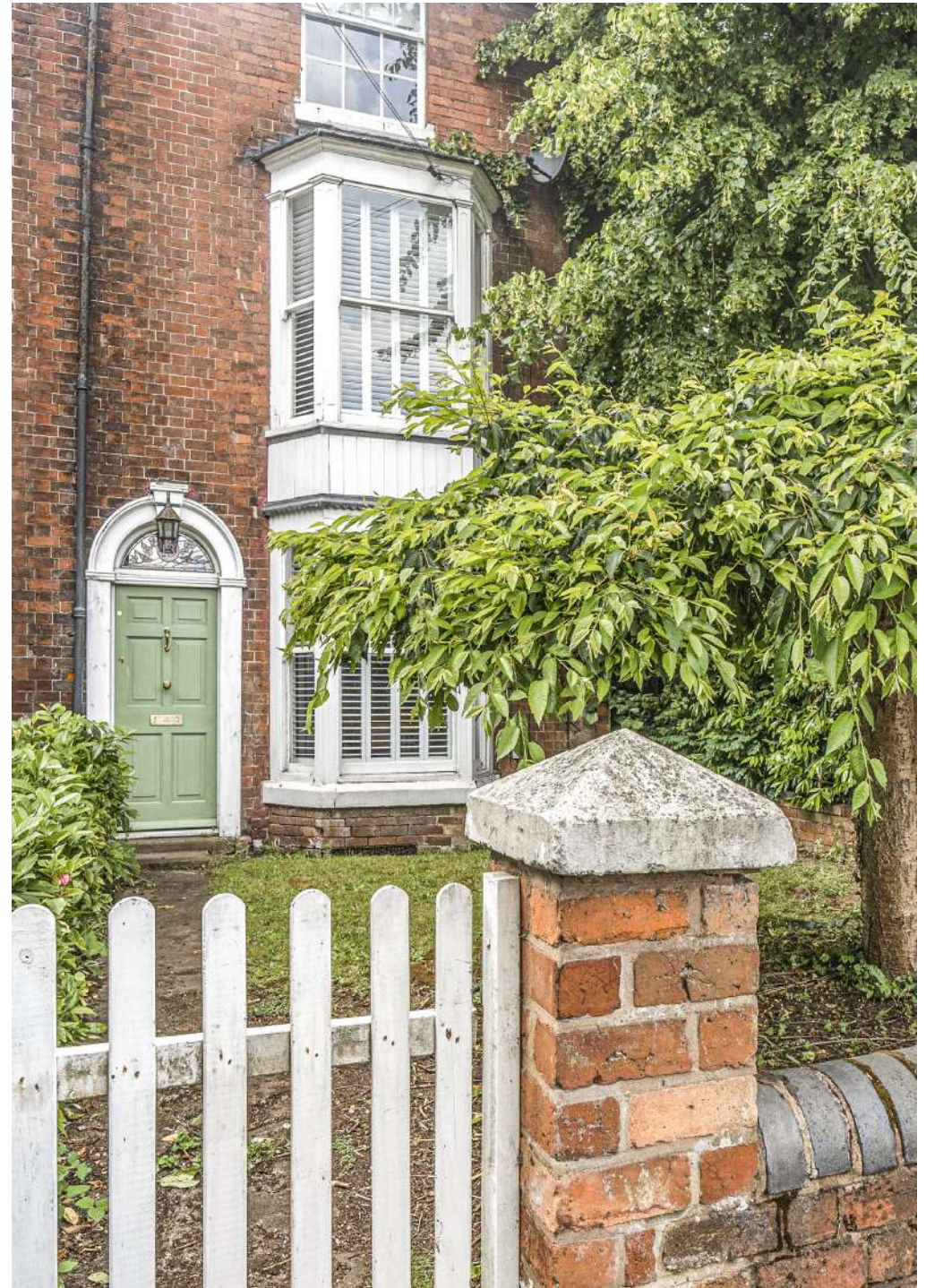
3  1  2 

A characterful period home, perfectly positioned on a corner plot in the highly regarded Blakebrook area.

Key features

- Characterful period home
- Corner plot position
- Highly regarded location
- Versatile three-storey accommodation
- Three double bedrooms
- Spacious family bathroom
- Practical cellar
- Two gardens
- Detached garage
- Parking for two cars

Freehold / 1,306 sq ft





The Approach

A charming white picket fence opens onto a pathway leading you through the front garden to the entrance of the property. The front garden features a lawn with hedgerow borders along the sides and a low brick wall to the front.



The Living Room

Step into a welcoming hallway that radiates period charm. Ahead, a staircase ascends to the first floor, while a door on the right leads to the living room. This generously sized room is bathed in natural light from the large bay window with elegant plantation-style shutters.

The room's focal point is a charming fireplace with a wood-burner set atop a slate hearth, flanked by period built-in cupboards that offer both style and functionality.



The Dining Room

Located at the rear, the dining room mirrors the generous proportions of the living room. It features luxurious herringbone flooring that extends into the kitchen and French doors open to the rear garden, making it perfect for formal dining and entertaining.

A door in the dining room opens to a staircase leading down to a practical and well-proportioned cellar, ideal for storage.



The Kitchen

Accessible from the dining room, this galley-style kitchen is outfitted with abundant shaker-style cabinetry, including a small breakfast bar. The countertops incorporate a sink with a drainer and mixer tap. There is space for a range-style oven with an extractor hood above,

while dual aspect windows flood the space with light, one offering a pleasing view of the garden. The kitchen also serves as a practical area for laundry appliances such as a washing machine and tumble dryer. Please note, the range-style oven is not included in the sale price.





The First Floor Bedroom

As you ascend the staircase, a window-lit galleried landing unfolds, leading to a bedroom and bathroom, with another staircase continuing to the second floor. Bright and spacious, this bedroom could serve as the home's master suite. It features a large bay window with plantation-style shutters at the front.



The House Bathroom

The spacious bathroom includes a low-level WC, washbasin and a 'P' shaped bath with shower. A large storage cupboard offers ample space for towels and toiletries, while tasteful tiling and a window overlooking the garden brightens the space.



The Second Floor Bedrooms

A small landing with doors on either side leads to the two remaining bedrooms. One double room features a window facing the front, built-in wardrobes, additional overbed storage and access to the loft space.

The other double bedroom overlooks the rear garden and includes a recessed area perfect for hanging clothes, completing this home's charming accommodation.

The Gardens

This property is truly unique, featuring two distinct garden areas. The first garden wraps around the rear of the home, creating a versatile outdoor space. The second garden, located across the rear access road, offers an additional outdoor area.

The main rear garden boasts a paved patio adjacent to a side lawn, making it an ideal setting for family activities. Additionally, a secluded private seating area, nestled next to a pergola, provides a perfect spot for alfresco dining in a serene environment.

A convenient gate at the rear of the garden allows easy access to the rear access road, where parking and a detached garage are situated, along with the access to the extra garden space.





Location

Summer Place is nestled in the charming traditional neighbourhood of Blakebrook in Kidderminster, a unique suburb known for its conservation status and historical significance. This particular property enjoys an enviable corner plot that overlooks a wooded green, providing picturesque views and additional parking and garden space compared to other homes in the terrace.

Blakebrook is a conservation area rich in history, featuring an impressive array of Victorian and Georgian properties. This designation preserves the area's timeless charm, highlighted by leafy streets and mature trees.

The location is exceptionally convenient, with easy access to Kidderminster's town centre and the stunning surrounding countryside, both just a short stroll away. Families will find Baxter College Secondary School within walking distance, adding to the appeal for those with educational needs. The vibrant centre of Kidderminster, just over a mile away, offers a wealth of shopping options, amenities, pubs and eateries, along with excellent transport links to nearby towns and cities.

For those who enjoy the outdoors, the area boasts several green spaces including White Wickets Park, Habberley Valley Nature Reserve, and the Staffordshire/Worcestershire canal, which offers miles of scenic towpaths winding through the beautiful Worcestershire countryside to neighbouring towns and villages.

Services

Mains gas, electricity, water and drainage.

Council Tax Band - C

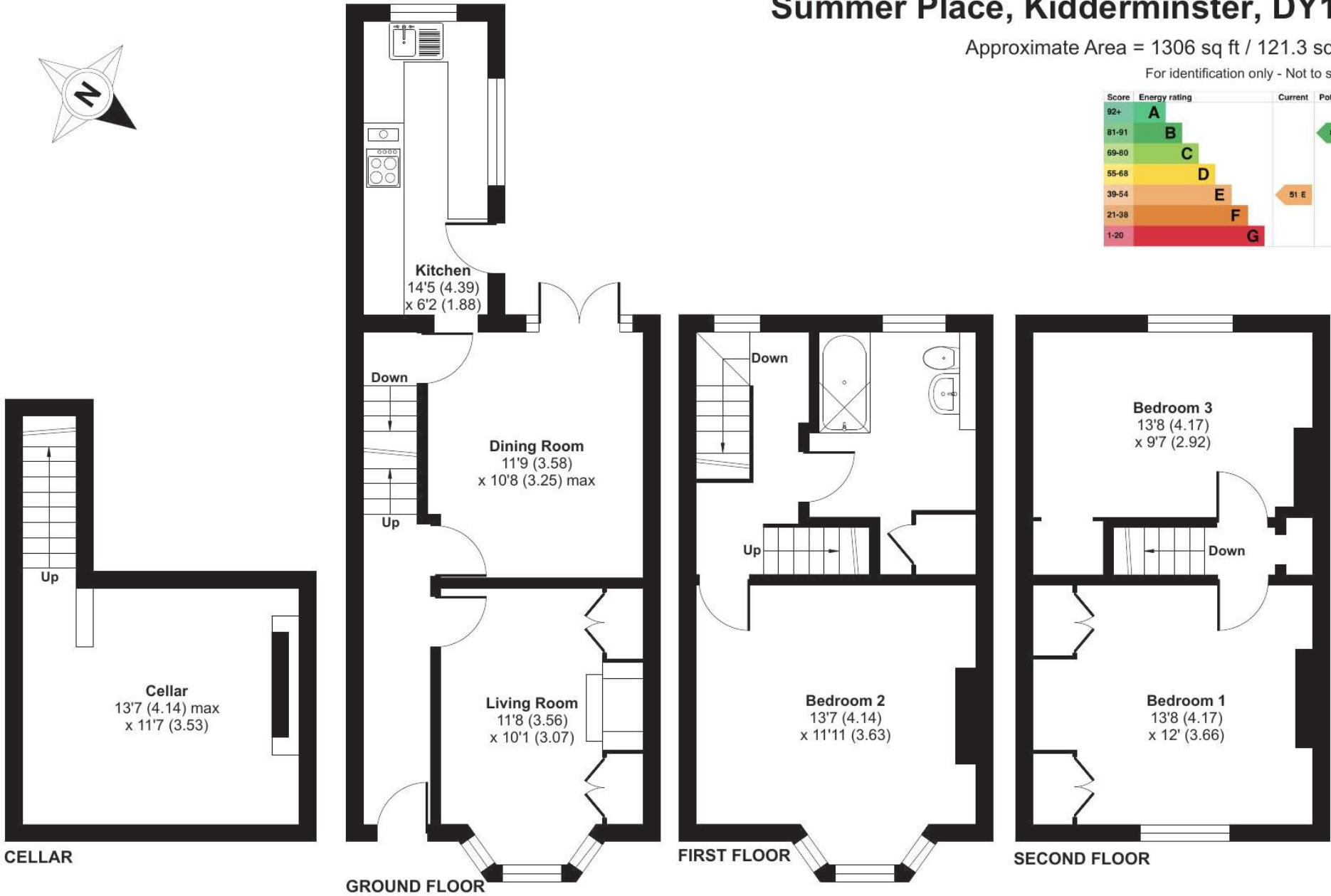
Summer Place, Kidderminster, DY11

Approximate Area = 1306 sq ft / 121.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com