



12 New Road
Far Forest, DY14 9TQ

Andrew Grant

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Far Forest, Kidderminster, DY14 9TQ

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Guide Price £290,000

A characterful family home with an expansive garden and ample parking, situated in the rural village of Far Forest.

Key features

- Family home
- Driveway parking for 6 cars
- Expansive rear garden
- Kitchen and utility
- Three bedrooms
- Modern bathroom
- Village location
- School within walking distance

Freehold / 964 sq ft





The Driveway

At the front of the property is an expansive driveway that comfortably accommodates up to six cars. This unique offering not only provides ample parking space but also offers versatile potential for future enhancements. Whether you envision adding a stylish carport or garage, or perhaps designing a beautiful garden area, there will still be room to park at least three or four cars with ease. This is a remarkable opportunity to own a home with both abundant parking and the flexibility to customise your outdoor space to suit your needs.



The Dining Room and Kitchen

As you step into the hallway, you'll immediately notice the dual-aspect dining room on your right, where a charming fireplace serves as the focal point. This space connects to the kitchen, which features fitted appliances and offers convenient access to the rear garden, perfect for indoor-outdoor living.



The Reception Room and Utility

On the left side of the hallway, you'll find doors leading to the reception room and the utility. The reception room, mirroring the charm of the dining room, features a fireplace as its centrepiece, offering a cosy and inviting ambiance. The utility room is thoughtfully equipped with a low-level WC and washbasin, adding convenience and functionality to the home's ground floor accommodation.



The Bedrooms

Moving to the first floor, you'll find a split landing with doors leading to three well-appointed bedrooms and a family bathroom. Bedrooms one and two are spacious doubles, offering ample room for freestanding furniture. The third bedroom, a comfortable single, is currently utilised as a home office, providing a versatile space to suit your needs.



The Bathroom

The bathroom is styled with white tiling and features a low-level WC, a washbasin, and bath with a convenient shower attachment, creating a clean and modern space perfect for relaxation and daily routines.



The Garden

The rear garden is a standout feature of this property, boasting an impressive expanse that caters to various outdoor activities. It includes a well-maintained lawn, perfect for children and pets, and a terrace section with ample seating space, perfect for alfresco dining and entertaining.



A practical shed provides ample storage, while a greenhouse offers the ideal space for gardening enthusiasts to nurture plants year-round. This garden truly enhances the property's appeal with its abundant space and versatility.



Location

The village of Far Forest is a highly desirable location surrounded by beautiful Worcestershire countryside, situated right on the edge of the celebrated Wyre Forest, England's largest wooded nature reserve. This fantastic nature reserve is a huge asset to have on the doorstep, consisting of over 6,000 acres of mature woodland with many trails ideal for walking, cycling and horse riding. The village has several other amenities directly at hand, including a well-respected primary school on New Road, which is only a short walk away from the property, a well-stocked Londis stores and a thriving country pub/restaurant, all of which are within easy walking distance of the property.

Just 4-miles away is the beautiful Georgian riverside town of Bewdley, which offers many interesting shops and boutiques along with a myriad of pubs and waterfront eateries. The town is also home to several attractions unique to the local area, including the West Midlands Safari Park and Severn Valley Railway.

Services

Mains electricity and water.

Broadband is available at this property.

Council Tax Band - C

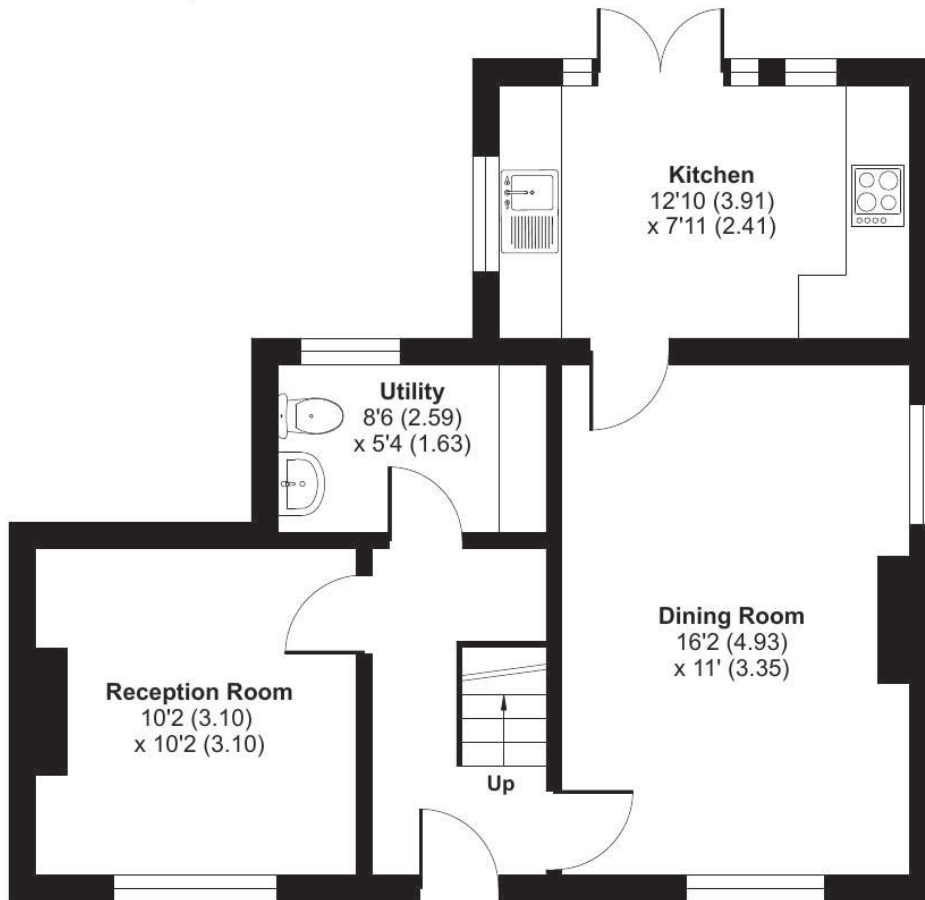
New Road, Kidderminster, DY14

Approximate Area = 964 sq ft / 89.6 sq m

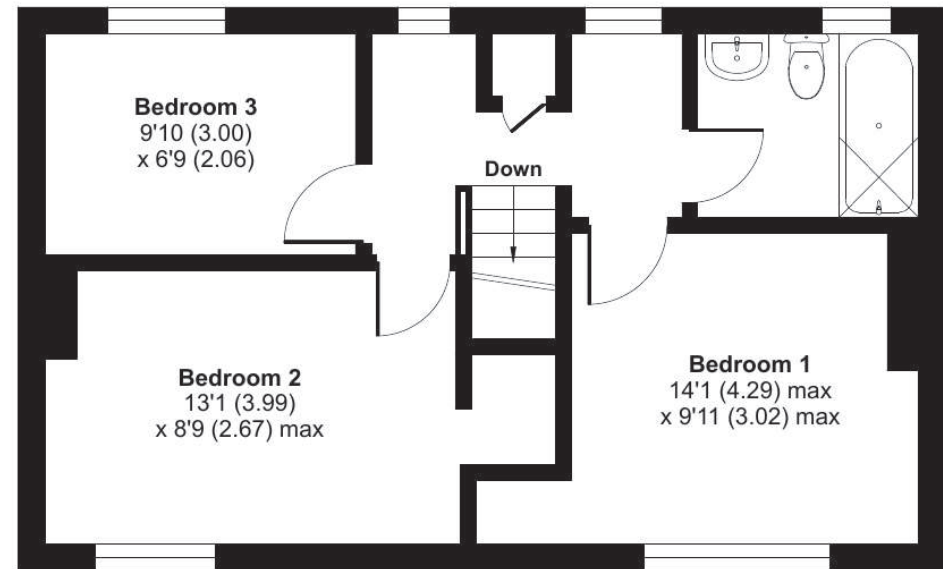
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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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