



51 Brecknell Rise
Kidderminster, DY10 2QF

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Spacious townhouse on a prime corner plot in a quiet cul-de-sac, featuring a recently refitted kitchen and bathroom, with stunning views over Broadwaters from the upper floors and a large rear garden.

- A semi-detached family home in a welcoming area, close to local amenities.
- The property features three good sized bedrooms, ideal for family living.
- Enjoy a secluded patio and garden area that provide a peaceful retreat.
- From the upper floors and the garden, the property offers beautiful views of the surrounding Broadwaters area.
- This home includes a large private driveway capable of accommodating multiple vehicles.
- Included within the home is a garage that provides additional secure parking or storage space.

956 sq ft (88.8 sq m)





The kitchen

The light and airy kitchen spans the full width of the rear first floor and opens onto a patio and garden. Refitted two years ago to a contemporary standard, it features matching dove grey wall and base units, work surfaces with Metro-style tiling, a built-in oven and hob with extractor, and space for a fridge freezer and washing machine. The kitchen, large enough to accommodate a dining table and chairs, includes a radiator, a double-glazed window, and a double-glazed door leading outside.



The living room

A door from the landing leads to excellent first floor living room which floods with light from two double glazed windows and enjoys the most excellent far reaching views across the rooftops to nearby countryside.





The primary bedroom

The main bedroom is a spacious and light double room with a large picture window framing excellent far reaching views across Broadwaters.



The second and third bedroom

Bedroom two is another double bedroom overlooking the large rear garden, whilst bedroom three is a single bedroom with great views to the front.





The bathroom

The family bathroom is nicely presented to a modern style and comprises fully tiled walls, chrome towel radiator, panelled bath with shower above, vanity unit and low level WC.



The garden

The property features an impressive rear garden that is unexpectedly large for a modern home. This private and serene space offers leafy surroundings and stunning views from the upper section. The tiered garden includes a spacious paved patio ideal for al fresco dining and entertaining, with a wooden shed tucked away in one corner. Steps and a gate provide secure side access, while additional steps lead to the upper garden levels.



Beyond the patio, a generous lawn extends to the far end, featuring fruit trees and laurel hedging, all enclosed by sturdy wooden panelled fencing for privacy and security. This exceptional outdoor area enhances the property's modern appeal, providing a perfect setting for relaxation and entertainment.

Location

Nestled in a leafy corner plot at the top of a quiet cul-de-sac in the Broadwaters area of Kidderminster, this spacious modern townhouse offers an elevated position with stunning views from the upper floors and the top of the garden. Its prime location provides both tranquillity and convenience.

The property is situated on the Stourbridge side of Kidderminster, offering easy access to the town centre, nearby green spaces, and neighbouring villages. Outdoor enthusiasts and pet owners will appreciate the proximity to several local beauty spots, including the delightful Springfield Park. This nearby recreational area features a natural wildlife pool, picnic spaces, and picturesque pathways along the Staffordshire and Worcestershire Canal.

Residents will benefit from the array of amenities available less than a mile away in Kidderminster's town centre, which boasts a variety of high street stores, supermarkets and dining options, including charming riverside bistros. For commuters, the well-connected Kidderminster train station on Comberton Hill offers regular services to major cities such as Birmingham, Worcester, and London, ensuring a seamless commuting experience.

Services

The property benefits from mains gas, water, electricity and drainage.

Council Tax

The Council Tax banding for this property is **Band B**



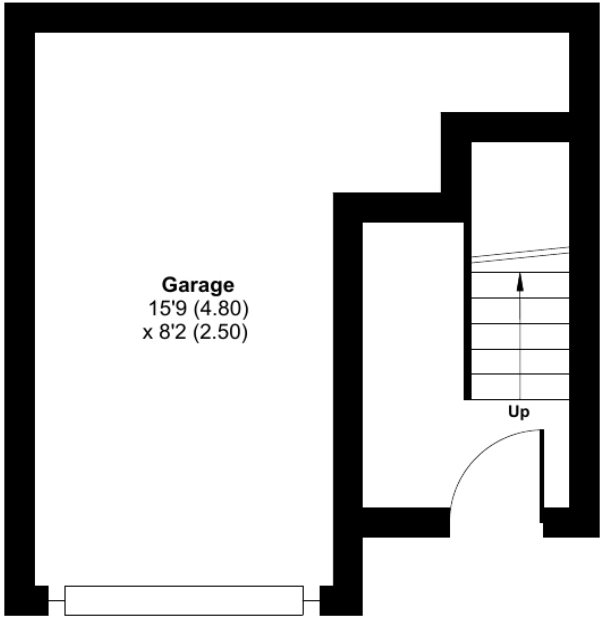
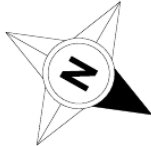
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Approximate Area = 802 sq ft / 74.5 sq m

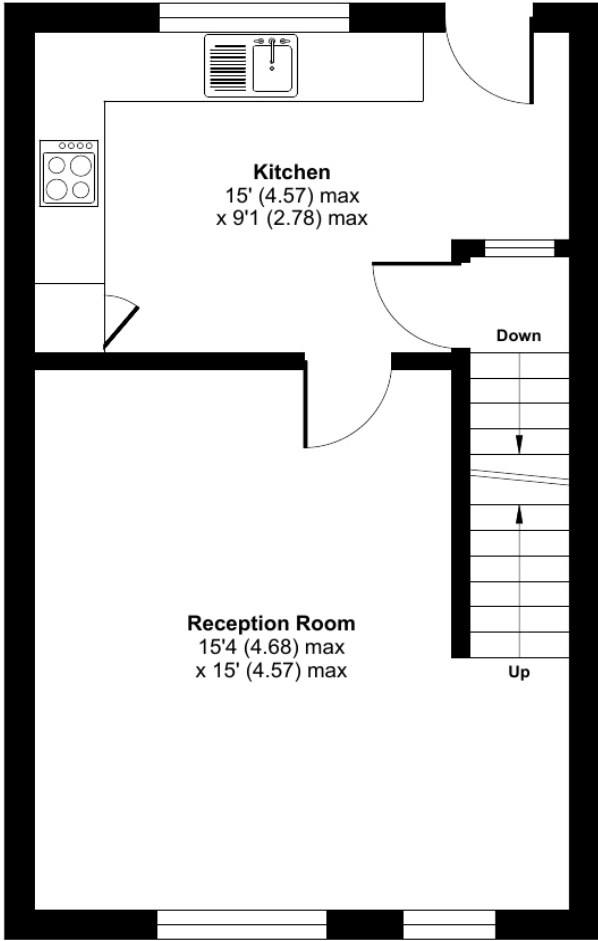
Garage = 154 sq ft / 14.3 sq m

Total = 956 sq ft / 88.8 sq m

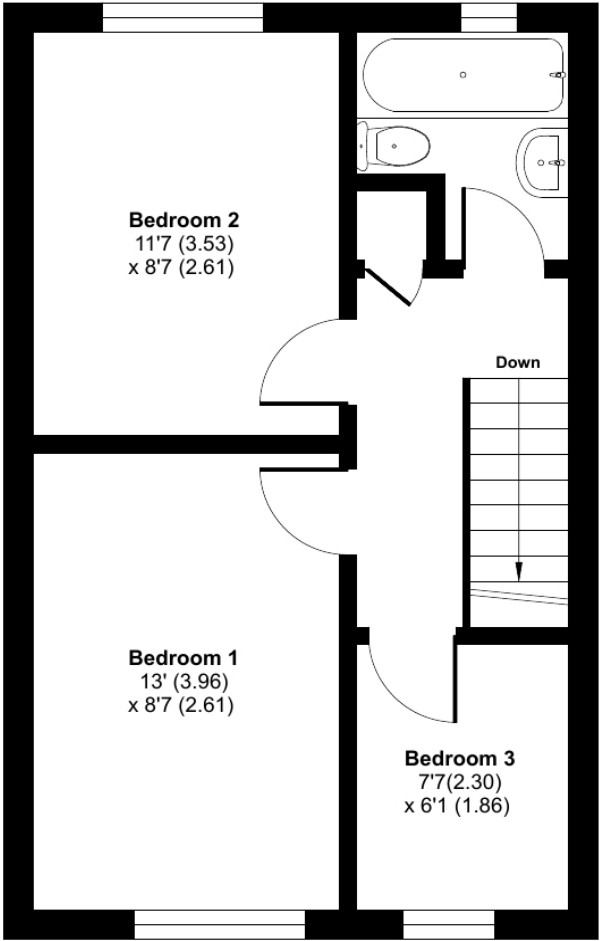
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GROUND FLOOR



FIRST FLOOR



SECOND 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.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com