



45 Waresley Park
Hartlebury, DY11 7XF

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious four-bedroom detached home in sought-after Waresley Park, offering generous family living with an enclosed garden in a prime village location.

- Spacious four-bedroom detached family home in a prestigious development.
- Well-appointed kitchen/breakfast room with direct garden access ideal for hosting guests and alfresco dining.
- Enjoy a spacious living room with a feature bay window and fireplace.
- A large enclosed rear garden featuring a patio, lawned area and mature trees and shrubs is ideal for families, pet and entertaining.
- Benefit from a large private driveway with space for multiple vehicles and an integrated garage for secure storage.
- Situated in the desirable Waresley Park, near Hartlebury Village.

1891 sq ft (175.7 sq m)





The kitchen

At the heart of this family home is its well-appointed kitchen/breakfast room. With ample storage and integrated appliances, the kitchen combines style with functionality. A spacious countertop doubles as a breakfast bar, ideal for casual meals. The kitchen also benefits from direct access to the rear garden, making outdoor dining and entertaining effortless.





The dining room

The dining room is ideal for family meals and gatherings. Connected to the living room by double doors, it opens to the rear garden, offering a simple transition between indoor and outdoor spaces.



The living room

The living room is spacious and filled with natural light from the bay window. The feature fireplace serves as a focal point, making this room a comfortable space for both relaxing and entertaining.





The utility room and cloakroom

Adjacent to the kitchen, the utility room provides a practical space for laundry and additional storage. Equipped with ample space to house necessary appliances and a door to the outside, it is a convenient addition for any busy household.

Accessed from the hallway, the downstairs cloakroom is both practical and stylish, featuring a modern washbasin with a sleek vanity unit for storage.





The primary bedroom

The primary bedroom is a tranquil retreat, featuring a peaceful view of the rear garden. It offers ample fitted wardrobe space, ensuring all your storage needs are met. The private en suite shower room adds both convenience and privacy.





The primary bedroom en suite

Adjoining the primary bedroom, this generous shower room features a large walk-in shower, WC and wash basin. A large window illuminates this room with natural light ensuring it is as bright and airy as the bedroom it serves.



The second bedroom

Spacious and bright, the second bedroom features a large window overlooking the front of the property and filling the room with natural light. The generous layout provides space for a double bed and other bedroom furniture.



The third and fourth bedroom

Bedrooms three and four offer flexible spaces that can be used as additional bedrooms, guest rooms, or home offices. Both rooms receive plenty of natural light, with bedroom four overlooking the rear garden. These rooms are well-suited for a variety of uses, providing comfort and functionality.





The bathroom

The family bathroom includes a bathtub with overhead shower attachment, WC and a wash basin with added built in bathroom storage. It is a practical and well-designed space for daily use.



The garden

The rear garden is a private, enclosed sanctuary perfect for family gatherings and outdoor relaxation. It features a lawned area, a paved patio ideal for alfresco dining and mature trees and shrubs that provide privacy.



Location

Waresley Park is a semi-rural development located on the outskirts of the picturesque village of Hartlebury, surrounded by beautiful countryside. The nearby Hartlebury Common is a popular destination for nature walks and dog walking. The village offers a range of amenities, including local shops and a well-regarded country pub.

Hartlebury train station provides regular services to Birmingham, Worcester, Droitwich, and Kidderminster, while a frequent bus route connects to Worcester. For those commuting by car, the A449 offers direct access to Worcester and easy connections to the M5 motorway, making Waresley Park a highly convenient location for travel and commuting.

Services

The property benefits from mains gas, electricity, water and drainage. There is also a security alarm system.

Council Tax

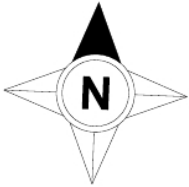
The Council Tax banding for this property is **Band G**



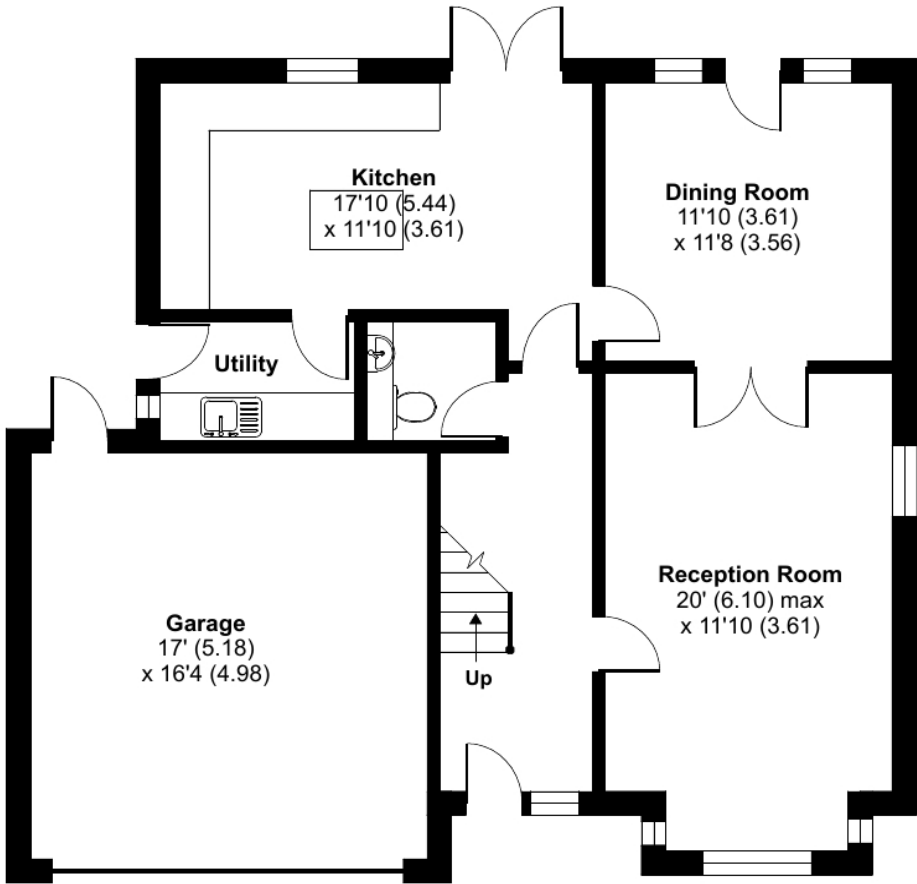
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Approximate Area = 1891 sq ft / 175.7 sq m

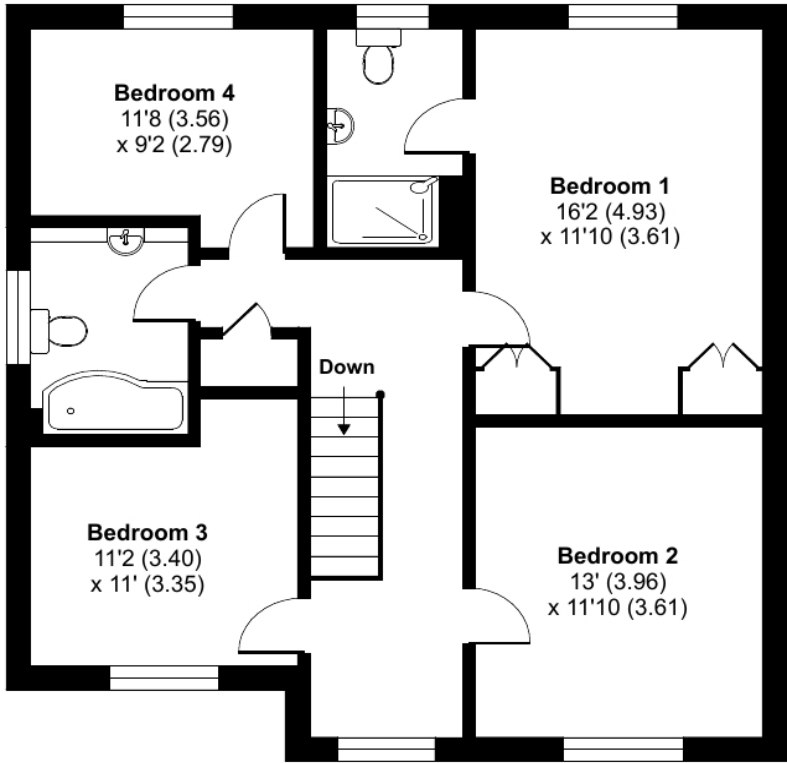
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	74 C	
39-54	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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