



17 Belle Orchard

Kidderminster, DY11 6PW

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A charming bay-fronted home on a substantial corner plot in a peaceful cul-de-sac, featuring a spacious open-plan kitchen and a sun-filled garden room.

- Traditional bay-fronted home on an extensive corner plot.
- Spacious open-plan kitchen leading to a bright conservatory.
- Inviting living room with a classic Art Deco fireplace and wood-burning stove.
- Expansive and secluded rear garden with mature fruit trees and a large lawn.
- Substantial driveway with space for 3-4 cars plus a detached garage.
- Located in a desirable neighbourhood, close to local amenities and countryside.

962 sq ft (89.3 sq m)





The kitchen

The kitchen, positioned at the rear of the home, is beautifully open to a large conservatory, making it an ideal space for modern family living and entertaining. It features a breakfast bar, a 'Rangemaster' oven with extractor above, matching wall and base units, a circular sink drainer and an integrated dishwasher. This well-equipped kitchen not only serves as a functional cooking area but also as a central hub of the home where family and friends can gather. The open-plan design allows natural light to flow through from the conservatory, creating a bright and welcoming environment that overlooks the garden.



The garden room

The garden room, with its glass roof, offers a versatile space that can be used as a dining area or an additional sitting room. French doors open directly onto the large rear garden, creating a seamless transition between indoor and outdoor living. The room is bathed in natural light, making it a delightful spot to relax and enjoy the view of the garden, whatever the season.



The living room

The bay-fronted sitting room is a cosy and inviting space, centred around a classic Art Deco fireplace that houses a wood-burning stove. The traditional bay window allows light to flood the room, highlighting its charming period features. This room provides a perfect retreat for relaxation, with ample space for comfortable seating and the warmth of the fireplace creating a welcoming atmosphere.





The primary bedroom

The main bedroom embraces the traditional roots of the property with a stylish rustic theme. It features fitted wardrobes with rustic doors, a feature fireplace and exposed floorboards. The room is spacious and tastefully decorated, providing a serene and comfortable space for rest. Its period details, combined with thoughtful modern touches, make this bedroom a standout feature of the home.





The second and third bedroom

Bedroom two is a generous double bedroom, centred around a feature fireplace with a double-glazed window overlooking the rear garden. It offers plenty of space and retains period charm, making it a peaceful retreat. Bedroom three is a single room with dual aspect windows, providing a bright and airy feel. Although smaller, it's a versatile space that could serve as a child's room, guest room or study.





The bathroom

The family bathroom is both spacious and stylish, featuring a panelled bath with a shower above, a Victorian-style towel rail/radiator, a contemporary mirror, downlighters, a pedestal wash basin and a low-level WC. The bathroom's design blends modern convenience with traditional aesthetics, creating a functional yet attractive space for daily routines.



The garden

The extensive rear garden is a highlight of this property, offering a large, private outdoor space that is not overlooked. The garden features a stone patio ideal for al fresco dining, with steps leading to sweeping lawns. Mature fruit trees, including apple, cherry and plum, add to the garden's charm. This large and well-maintained garden is perfect for families, gardening enthusiasts or those simply seeking a tranquil outdoor retreat.



Location

Situated on a particularly large corner plot at the head of a pleasant traditional cul-de-sac off Oakfield Road, this property enjoys a prime location in a leafy, well-respected neighbourhood on the Bewdley side of town. The area offers convenient access to local amenities and picturesque countryside, including the Rifle Range nature reserve and Bewdley Hill Wood—perfect for dog walking and family outings.

Kidderminster town centre, just 1.6 miles away, provides a wide range of high street stores, supermarkets, riverside bistros, coffee houses, and a variety of pubs and restaurants. For those seeking a more historic and picturesque setting, the Georgian riverside town of Bewdley is just over two miles away, offering unique attractions such as the Severn Valley steam railway and Wyre Forest nature reserve.

This property's location strikes an ideal balance between peaceful suburban living and easy access to urban conveniences and natural beauty.

Services

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

Council Tax

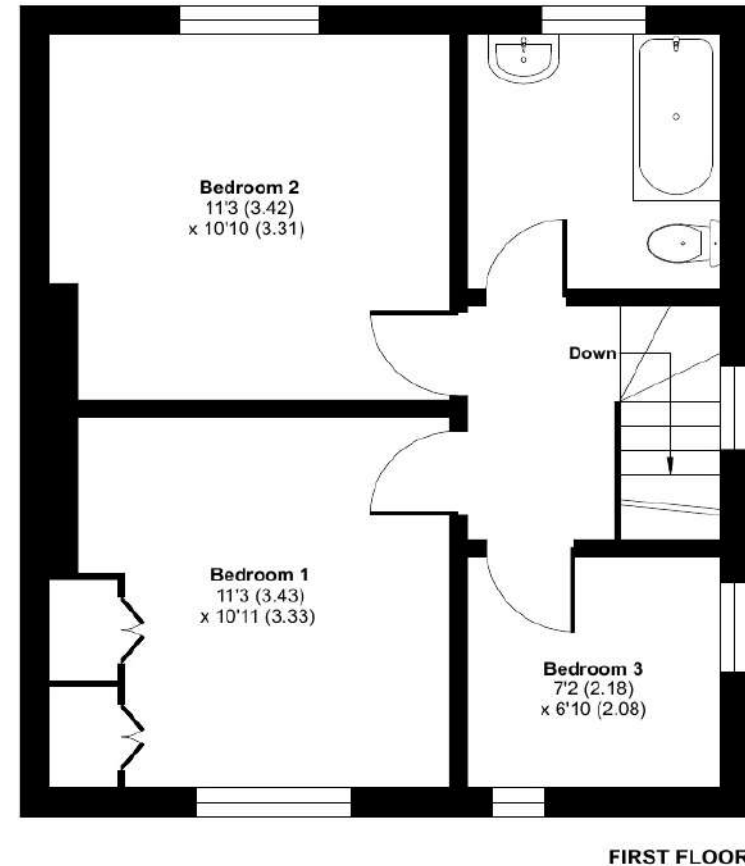
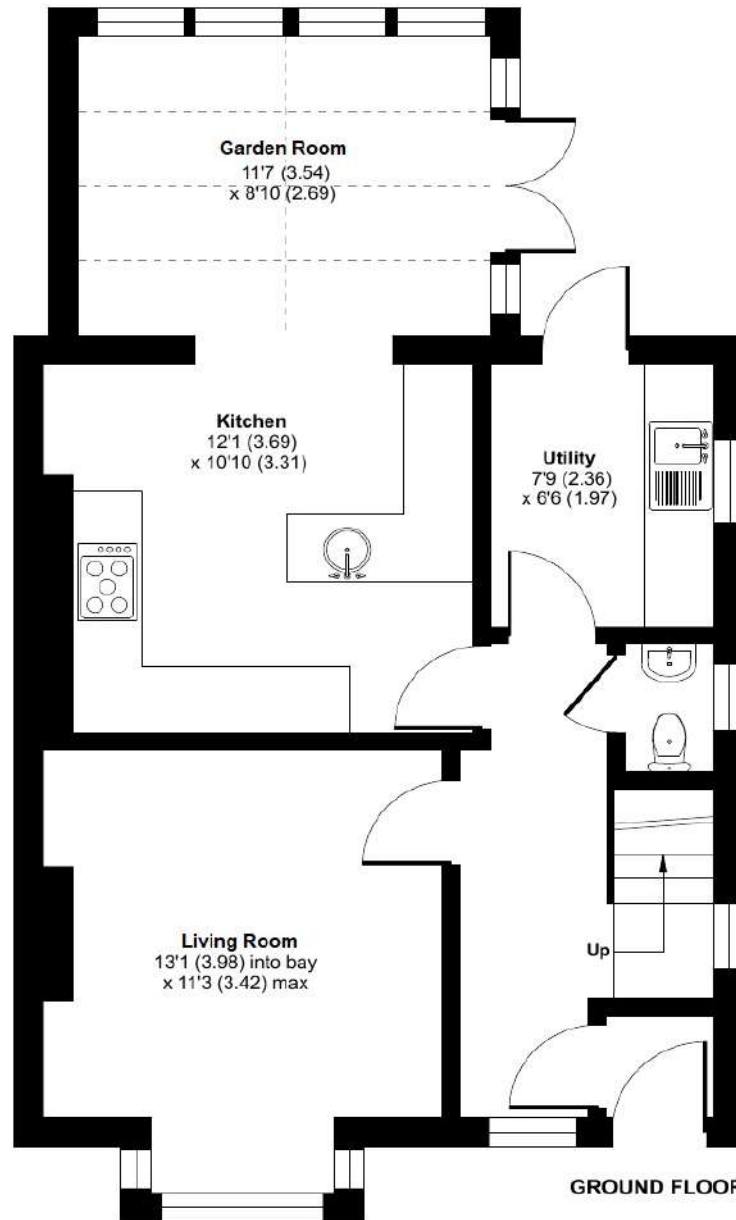
The Council Tax banding for this property is **Band C**



Belle Orchard, Kidderminster, DY11

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		



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