



14 Spindle Close
Kidderminster DY11 5DX

Andrew Grant



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 **3 Bedrooms**  **1 Reception**  **1 Bathroom**

Freehold / 972 sq. ft.

KEY FEATURES:

- Exceptional family residence
- Private cul-de-sac location
- Renowned Marlpool estate
- Expansive rear garden
- Spacious kitchen diner
- Inviting living room
- Three versatile bedrooms
- Modern family bathroom
- Driveway parking
- Integral garage

An exceptional family residence, discreetly nestled at the end of a quaint cul-de-sac within the highly sought-after Marlpool estate. This home boasts a substantial rear garden, a spacious family dining kitchen, a bright and welcoming living area and three well-appointed bedrooms.

Description

A well-maintained three-bedroom semi-detached home, ideally located at the end of a tranquil cul-de-sac. This property features a substantial garden at the rear, enhancing its appeal. Inside, a light-filled and spacious kitchen diner anchors the ground floor, complemented by an inviting living room. The home also offers three bedrooms and a well-appointed family bathroom.

The property is accessed via a paved driveway, leading to the integral single garage positioned at the side of the house. This garage benefits from a convenient up-and-over door at the front and a pedestrian door providing rear garden access.

Upon entry, a spacious double-glazed porch offers practical storage space, perfect for shoes and coats, guiding you seamlessly into the living room.



Living Room

The heart of the home, this expansive living room is bathed in natural light from a large picture window. Stairs tucked in the corner ascend to the first floor, while a door leads directly into the kitchen, affirming a fluent circulation through the living spaces.

Dining Kitchen

Positioned at the rear, the sizable dining kitchen stretches across the full width of the house. Designed for both family life and entertaining, it accommodates a dining area and features double-glazed French doors that open out to the substantial rear garden. The kitchen is well-appointed with matching wall and base units, a built-in oven with a hob and extractor above, and spaces designated for a fridge freezer. A useful under-stairs cupboard enhances the functionality of the space.









First Floor

Ascending to the first floor, the landing is lit by a double-glazed window to the side and provides access to the loft, family bathroom and three bedrooms.

Bedroom One

This generously sized double bedroom boasts integrated wardrobes, offering ample storage.



Bedroom Two

As a second double, this bedroom enjoys serene views of the rear garden, providing a tranquil retreat and ample space.

Bedroom Three

Perfectly suited for a child's room or a home office, this room features a double-glazed window facing the front of the house and offers flexible space depending on your needs.

Family Bathroom

The family bathroom is meticulously tiled and equipped with a panelled bath featuring an overhead shower, streamlined built-in furniture that includes a wash basin and a low-level WC, all combining to create a sleek, modern feel.





Garden

The expansive rear garden is a true gem, particularly appealing to keen gardeners and active families. Directly outside the kitchen lies a paved patio, leading to an extensive lawn flanked by a storage shed and shaded by a mature tree, creating an ideal outdoor living and recreational space.

Services

Mains gas, electricity, water and drainage.
Broadband is available.

Council tax band - C.

Location

This property is discreetly positioned at the end of a quiet cul-de-sac within the sought-after Marlpool estate. Its prime location caters to residents of all ages, offering an array of amenities right on the doorstep, including local shops within the estate and schools along Franche Road and Habberley Road.

For outdoor enthusiasts, the area is surrounded by several beautiful green spaces and points of interest such as Puxton Marsh and the Staffordshire/Worcestershire canal. Just 1.8 miles away lies the delightful Habberley Valley nature reserve, a favourite among dog walkers.

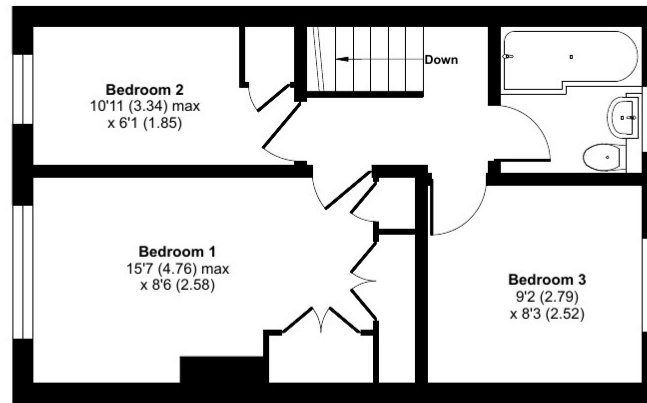
Kidderminster town centre is easily accessible on foot and provides an extensive range of shopping options, services and leisure activities. This includes high street stores, supermarkets, numerous pubs and waterside bistros. Additionally, the town benefits from excellent road and rail connections to Birmingham, Worcester and the broader motorway network, enhancing its appeal as a convenient and desirable place to live.



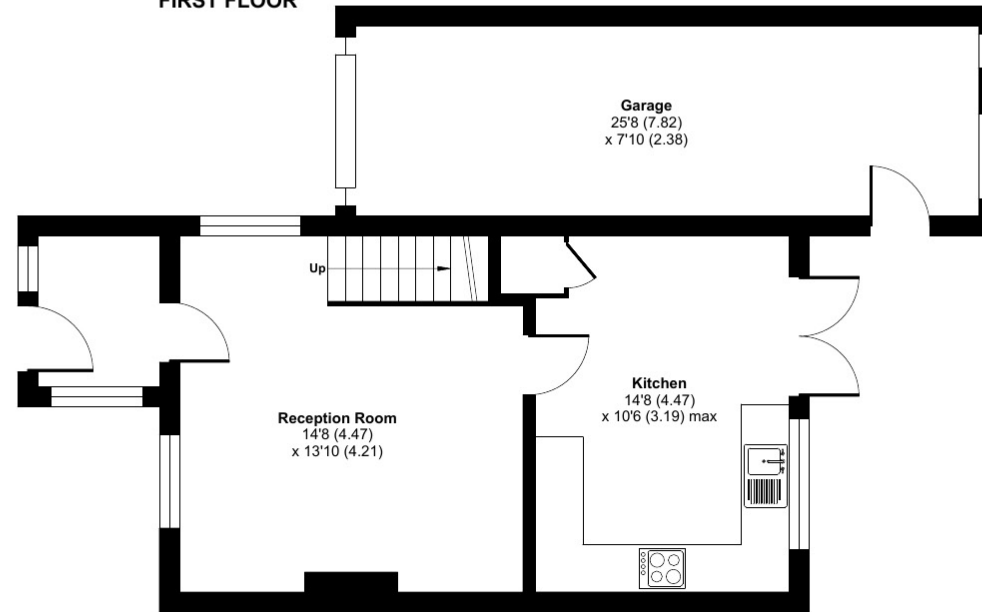
Spindle Close, Kidderminster, DY11



Approximate Area = 772 sq ft / 71.7 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 972 sq ft / 90.2 sq m
 For identification only - Not to scale



FIRST FLOOR



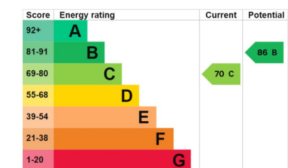
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Andrew Grant. REF: 1192858



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