



12 Round Hill Wharf
Kidderminster DY11 6US

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

This modern and spacious home, spread across three levels, is conveniently located near Kidderminster. It features a bright, open-plan kitchen and dining area, alongside a generous living room that opens onto a balcony with views of the front. The development is approached from Park Lane via an impressive entrance with electric gates, making for a secure environment. With parking at the front and a charming garden at the rear, this home is ready for your personal touch to make it truly your own.

Key features

- An exclusive gated canal side development.
- An open-plan kitchen and living room, perfect for entertaining and family gatherings.
- Three generously sized bedrooms, providing comfort and flexibility, with principal benefitting from its own en suite.
- A rear patio and garden area, ideal for outdoor relaxation.
- Ample off-road parking and a single garage to the front of the property.
- Located near the town of Kidderminster, the home is close to local amenities, transport links and the canal.

954 sq ft (88.6 sq m)





The entrance

Upon entering the property through the front door, you are welcomed by a spacious ground floor hallway, offering access to the garage and a staircase leading to the upper levels of the home. The ground floor also includes a convenient cloakroom WC, adding to the comfort and practicality of the space.





The kitchen

The open-plan kitchen and dining area is a bright and welcoming space, featuring matching wall and base cabinets that offer plenty of countertop space. It is well-equipped with an oven, hob with extractor fan, sink and plumbing for a washing machine. A large window overlooks the rear garden and French doors provide seamless access to the outdoor area, creating a perfect indoor-outdoor living space ideal for cooking, entertaining and relaxing.





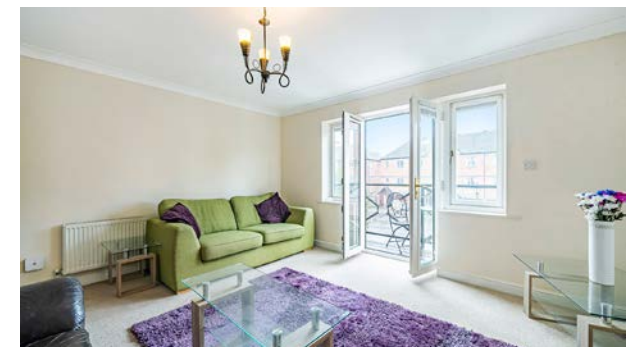
The dining area

Adjacent to the kitchen is a cosy dining area, perfectly sized to accommodate a small dining table. Positioned opposite the French doors, it provides an ideal setting for alfresco dining and year-round enjoyment of the indoor-outdoor flow.



The living room

The living room, located at the front of the property on the first floor, is a bright and inviting space. French doors open onto a balcony, offering room for outdoor seating and enhancing the indoor-outdoor flow, making it ideal for entertaining. At the heart of the room is a fireplace set within an elegant mantelpiece, adding warmth and character. With ample space for furnishings, this room provides a spacious and sociable setting for relaxing or hosting guests.





Bedroom one

Bedroom one is a bright and inviting space, enhanced by dual-aspect windows which fill the room with natural light and amplifying the sense of space. This welcoming bedroom also features a well-appointed en suite, complete with a walk-in shower, and washbasin offering both privacy and convenience.





Bedroom two

Bedroom two is a generously sized room, which could comfortably accommodate a double bed. It features a window overlooking the rear of the property which floods the room with natural light.



Bedroom three

Completing the accommodation is bedroom three, another well-sized room. The space also benefits from a large window overlooking the rear, brightening this bedroom.



The bathroom

The family bathroom is a well-appointed space, serving all three bedrooms with ease. It features a built-in bath with shower head, a WC and a washbasin offering both practicality and comfort.



The garden

The garden is a charming space, perfect for year-round enjoyment, featuring a combination of decking and gravel, bordered by fencing and a wall for maximum privacy. Additionally, the property benefits from a balcony off the living room, providing another outdoor area. Residents of Roundhill Wharf can also enjoy the communal gardens, which border the canal and offer a peaceful seating area centred around a gazebo, further enhancing the appeal of this home.



Location

The property is part of small and exclusive waterside development bordering the historic Staffordshire/Worcestershire canal. The development features communal grounds bordering the waters edge, ideal for alfresco dining and entertaining. A footbridge from this location allows the home owner to conveniently access beautiful walks leading in one direction to Kidderminster town centre and out to wonderful Worcestershire countryside in the other.

Of significant note is the immediate access to Brintons Park, mere yards away from Roundhill Wharf. This beautifully maintained green space offers a multitude of attractions, from picnic areas to playing fields and recreational spaces, making it an ideal spot for activities such as dog walking and leisurely strolls. Families benefit from a selection of excellent schools, both primary and secondary, as well as easy access to further education options in nearby Worcester and Birmingham.

Transport links are strong, with Kidderminster train station providing regular services to Birmingham, Worcester and London, while the M5 and M42 motorways ensure easy access to surrounding cities. With its blend of local amenities, natural beauty and convenient transport connections, Kidderminster is an ideal location for those seeking a balanced lifestyle.

Services

The property benefits from mains gas, electricity, water and drainage. There is also an annual charge of £365 which covers the maintenance of the communal areas.

Council Tax - Band C



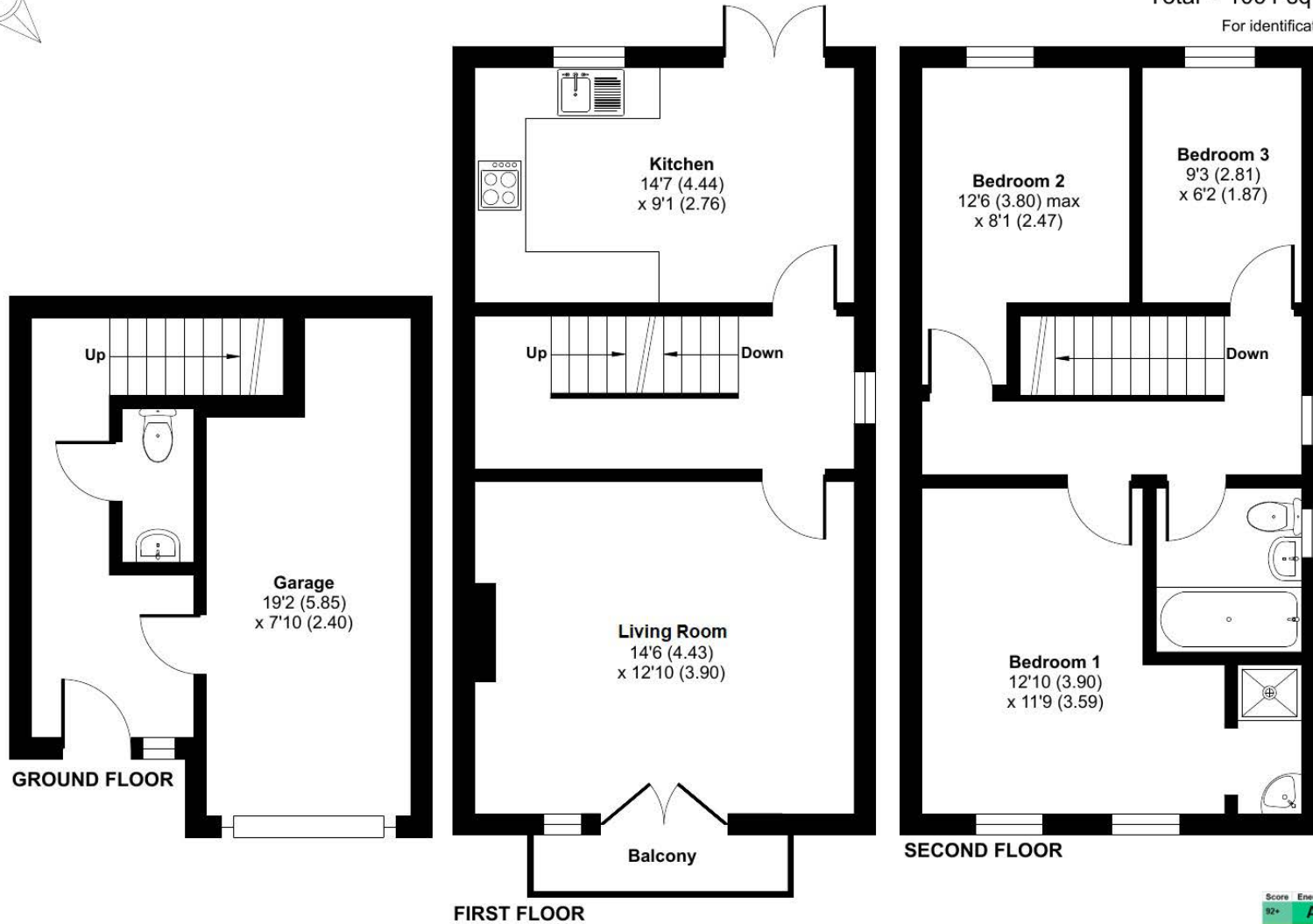
Round Hill Wharf, Kidderminster, DY11

Approximate Area = 954 sq ft / 88.6 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1091 sq ft / 101.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Andrew Grant. REF: 1198498



Illustration for identification purposed only, measurements are approximate, not to scale.



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