



14 Claughton Court
Kidderminster DY11 6BL

Andrew Grant

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4 Bedrooms 1 Bathroom 1 Reception Room

This charming detached property, situated on the outskirts of Kidderminster, offers generous reception rooms and an open-plan kitchen and dining area, creating a versatile living space perfect for families. With four bedrooms, a well-sized garden, ample off-road parking, and a single garage, this property provides both comfort and convenience, making it a wonderful place to call home.

Key features

- A well-sized detached and south-facing property, ideal for family living.
- An expansive kitchen and dining area which spans the width of the property and overlooks the rear garden.
- The property benefits from four bedrooms with three featuring their own built-in oak wardrobe space, enhancing the sense of space and practicality within the home.
- A generously sized garden with decking area and soft planting beds, creating a wonderful and private green space.
- A tarmac drive providing space for off-road parking, as well as access to a single garage with remote controlled and alarmed electric door.
- Situated on the fringes of Kidderminster, benefitting from nearby access to local amenities, schools and transport links.

1063 sq ft (98.7 sq m)





The kitchen

The kitchen serves as the heart of the home, spanning the width of the property and creating a wonderful space for cooking, dining and entertaining. The space features stone flooring, ample wooden cabinets with countertop space, a built-in oven, hob with extractor fan, plumbing for a fridge freezer and a sink with basin overlooking the garden.





Sliding doors provide direct access to the garden adjacent to a dining room table, flooding the space with natural light and creating an indoor-outdoor space within the home.



The sitting room

The sitting room is a warm and inviting space, filled with natural light from the front-facing window. A feature fireplace adds a cosy touch for cooler evenings and the room offers ample space for furnishings. With convenient access from both the hall and kitchen, this versatile room is perfect for entertaining or enjoying nights by the fire. Additionally, an adjacent cloakroom WC provides extra convenience, enhancing the practicality of this charming space.





Bedroom one

Bedroom one is a generously sized room, comfortably accommodating a double bed. The room features a built-in wardrobe space, enhancing the room's versatility and appeal.





Bedroom two

Bedroom two is equally spacious and well-appointed, featuring dual windows that flood the room with natural light. The built-in wardrobe enhances both functionality and storage, making this double bedroom a bright and practical space.



Bedroom three

Bedroom three is a spacious double room overlooking the front of the property, also benefitting from built-in wardrobe space. With dual aspect windows, it enjoys an abundance of natural light, creating a bright and airy atmosphere, perfect for relaxation and unwinding.



Bedroom four

Completing the accommodation is bedroom four, currently used as a cosy reading room or snug. Overlooking the garden, this versatile space can comfortably accommodate a single bed, making it an ideal nursery, dressing room or snug, adaptable to the needs of any homeowner.



The bathroom

The well-appointed family bathroom features a fully tiled suite, including a WC, wall-mounted washbasin and a bath with an overhead shower. An obscure-glazed window allows natural light while maintaining privacy, creating a relaxing and functional space for the home.



The garden

The garden is a delightful, year-round retreat, featuring a well-maintained lawn bordered by soft planting beds and mature shrubs, all enclosed by fencing for added privacy. A decked area provides ample space for seating, making it a perfect spot for outdoor relaxation and entertaining.



Location

Claughton Court is a charming cul-de-sac, nestled within a well-established neighborhood on the Bewdley side of Kidderminster. The property enjoys a prime corner position, offering a larger-than-average plot and enhanced privacy in the garden.

One of the key advantages of this location is its proximity to local amenities and Kidderminster town centre, just over a mile away. A leisurely stroll into town can take you through the picturesque Brintons Park, only minutes from the property. This beautifully maintained green space features seating areas, playing fields, and recreational spaces, and borders the scenic Staffordshire and Worcestershire Canal.

Kidderminster itself offers a wide range of amenities, including supermarkets, high street shops, pubs, restaurants, and riverside bistros. Claughton Court is also conveniently located for local schools, with Baxter College just a short walk away on Habberley Road, making it an ideal location for families.

Services

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

Council Tax - Band C



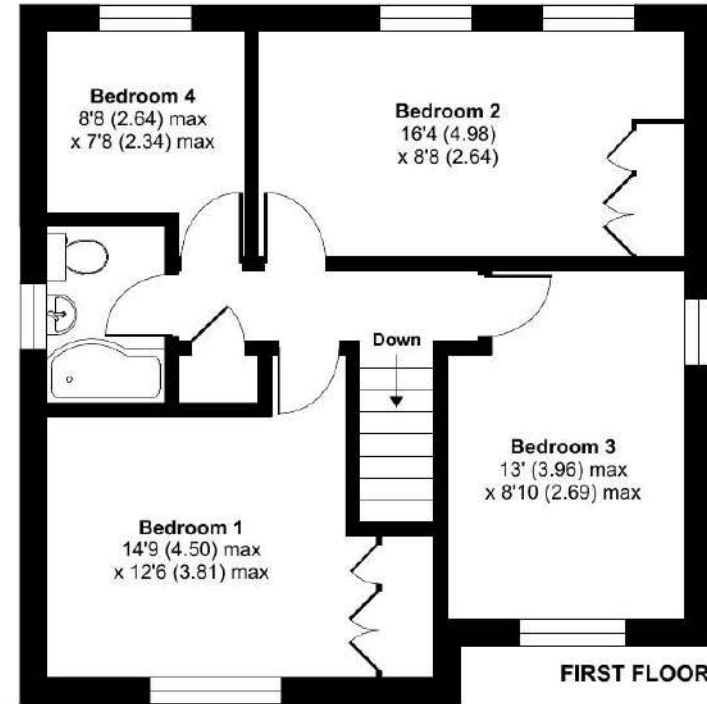
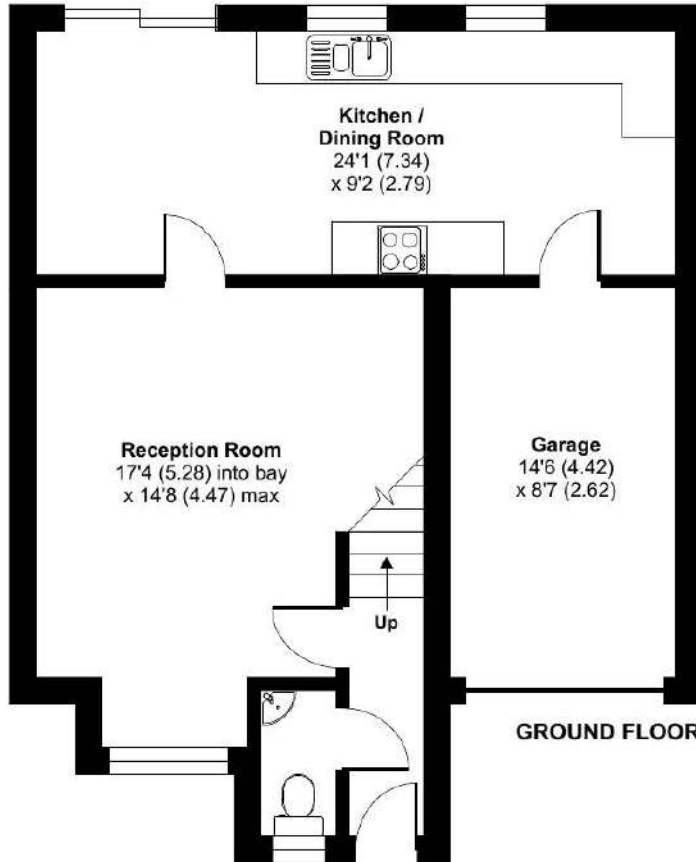
Claughton Court, Kidderminster, DY11

Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1187 sq ft / 110.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Andrew Grant. REF: 1201600

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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