



18 Mallard Avenue
Kidderminster DY10 4AE

Andrew Grant

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4 Bedrooms 1 Bathroom 2 Reception Room

A spacious four-bedroom home in a peaceful cul-de-sac, offering versatile living spaces, a west-facing garden and excellent access to local nature reserves.

- Well-maintained four-bedroom detached home with extended living accommodation.
- Bright and spacious living room with views of the garden, with raised patio, and woodland.
- Separate dining room with patio access, ideal for entertaining or a home office.
- Large driveway providing parking for multiple vehicles.
- Quiet cul-de-sac location bordering Spennells Valley Nature Reserve.

This spacious four-bedroom home is ideal for families seeking versatile living spaces and a tranquil location. The extended living room, separate dining room and well-equipped kitchen provide ample room for everyday living and entertaining. Four double bedrooms, a stylish family bathroom and a west-facing garden ensure comfort and privacy. Situated in a peaceful cul-de-sac bordering Spennells Valley Nature Reserve, this property also benefits from a large driveway and garage, making it a practical and desirable choice for modern family life.

1175 sq ft (109.2 sq m)





The living room

This extended space provides a comfortable and adaptable layout. A cosy area with a gas fire at one end transitions into a light-filled section with multiple windows and a garden view. A patio door opens directly to the garden.





The conservatory

This versatile room is ideal as a dining area or study. Overlooking the rear garden, it enjoys a bright atmosphere with a door leading outside, offering flexibility for work or entertaining.



The kitchen

The kitchen is bright and well-sized with a large picture window to the front. It offers ample storage with wall and base units, complemented by worktops, a ceramic sink, and built-in oven with hob and extractor. Space and plumbing are provided for a dishwasher, washing machine and tumble dryer, with a side door for outside access.





The snug

This additional reception room offers a cosy and quiet space, ideal for relaxation or use as a home office. Overlooking the rear garden, it is flooded with natural light from a full-height glazed door that opens directly onto the patio.



The hallway and cloakroom

Entering through a double-glazed porch, the hallway is welcoming and spacious, featuring a handy under-stairs cupboard, radiator and doors to the living room, kitchen and cloakroom. The downstairs cloakroom includes a low-level WC, pedestal wash basin, and a heated towel rail.



The principal bedroom

The principal bedroom is spacious and tranquil, with views of the rear garden and a built-in wardrobe offering practical storage.





Second bedroom

This double bedroom is well-proportioned and bright, overlooking the front of the property.



Third and fourth bedrooms

The third bedroom is a comfortable double bedroom with neutral decor, also overlooking the front, while the fourth is a rear-facing bedroom and a good size, offering flexibility as a guest room, study, or additional bedroom.



The family bathroom

The family bathroom is tastefully finished with Travertine-tiled walls and features a panelled bath with an overhead shower, a pedestal wash basin, and a low-level WC.



The rear garden

The west-facing rear garden is designed for low maintenance, offering privacy and a serene atmosphere. It features gravelled areas, a raised patio ideal for outdoor dining, and additional amenities such as a shed, greenhouse and side access.





The garage and driveway

The attached single garage is equipped with power, lighting and a rear access door to the garden, making it a practical storage or workspace. A sizeable gravelled driveway accommodates up to six cars and leads directly to the garage, providing convenience and ample off-road parking.

Location

The property is beautifully tucked away at the end of a small cul-de-sac right on the edge of Spennells Valley Nature Reserve. The nature reserve is a mature wooded oasis, providing the resident with a tranquil and leafy backdrop on the doorstep and easy access to lovely walks ideal for those with dogs and who like the outdoors.

The property is also conveniently located for amenities, including a Tesco Express and take-aways on neighbouring Spennells Valley Estate.

Kidderminster town centre is around 1.5 miles away and has a vast array of amenities, including a good range of high street stores and supermarkets, many pubs and restaurants in addition to a busy train station situated on Comberton Hill, which is within walking distance from Mallard Avenue. The railway station provides a regular service linking to Worcester, Birmingham and London and is also home to the celebrated Severn Valley heritage steam railway.

Services

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

Council Tax

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



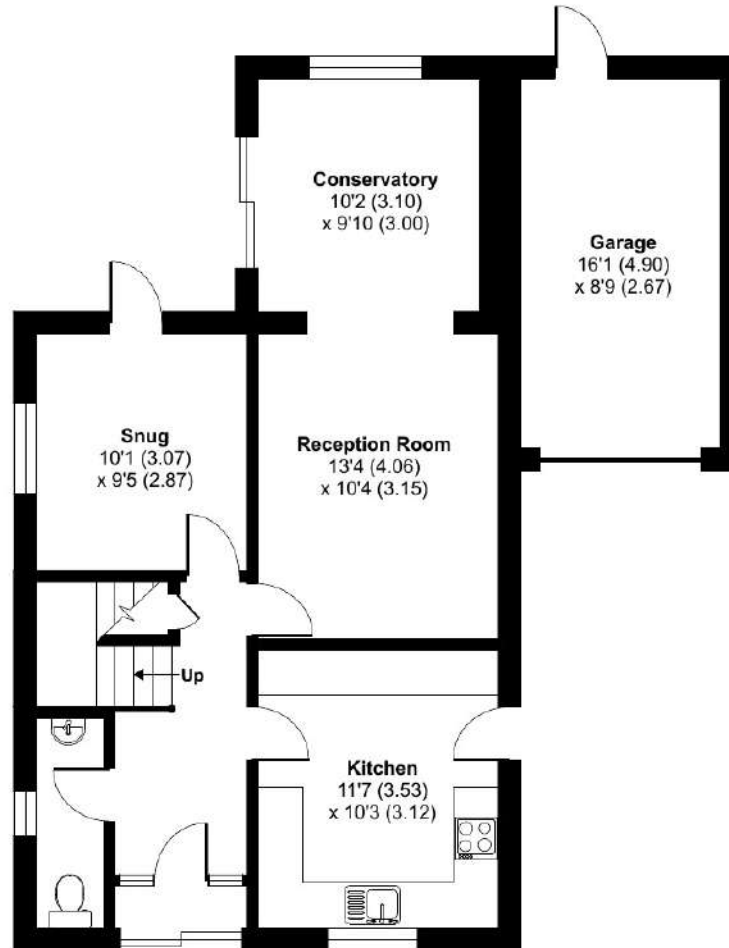
Mallard Avenue, Kidderminster, DY10

Approximate Area = 1175 sq ft / 109.2 sq m

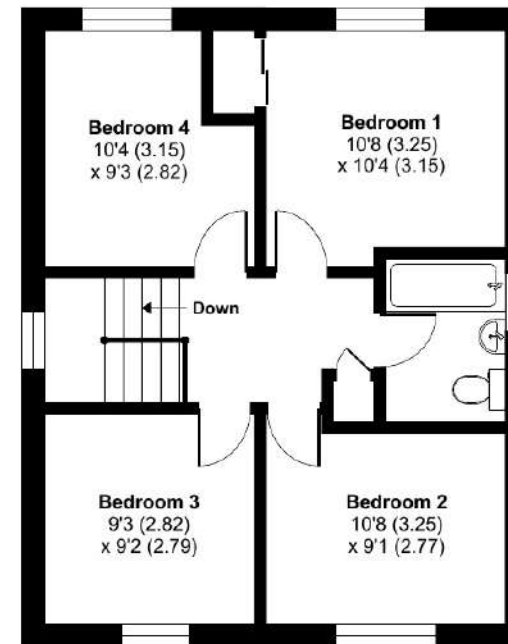
Garage = 142 sq ft / 13.2 sq m

Total = 1317 sq ft / 122.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Andrew Grant. REF: 1230785

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com