



**1 Whitegate Drive**

Kidderminster DY11 6LG

**Andrew Grant**



# 1 Whitegate Drive

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**3 Bedrooms   1 Bathrooms   2 Reception Rooms**

A rare opportunity to acquire a three-bedroom detached home occupying a generous corner plot in a sought-after location near Bewdley and Sutton Park Road.

- Detached three bedroom home on a spacious corner plot with two reception rooms and excellent potential for open plan living.
- Wrap-around south-facing garden with private patio.
- Driveway for multiple vehicles and integral garage.
- Sought-after location near Rifle Range Nature Reserve and Bewdley.

Offered for sale for the first time since construction, this three bedroom detached home occupies a prime corner plot at the Bewdley end of Sutton Park Road. Positioned at the entrance to a quiet cul-de-sac, the property provides excellent potential for reconfiguration or extension, subject to any necessary consents. Inside, the layout includes two well-proportioned reception rooms, a large kitchen, downstairs cloakroom and access to an attached garage. The home presents an exciting opportunity for modernisation, with scope to create open plan living. Upstairs are three bedrooms, two of which are generous doubles with fitted storage and a tiled family bathroom. The garden wraps around the house and enjoys a private, south-facing aspect to the rear, with both lawned and patio areas. Additional outdoor space to the side offers potential for landscaping or expanding the parking area. The location is excellent for access to both Kidderminster and the riverside town of Bewdley.

**1068 sq ft (99.2 sq m)**







## The living room

Located at the front of the house, the living room features a bay window that fills the space with natural light. Internal glazed doors open to the dining room, creating a sense of flow across the ground floor. A traditional brick fireplace adds character.







## The kitchen

The kitchen sits to the rear of the property, next to the dining room, making it ideal for conversion into an open plan living space if desired. It features matching base and wall units, a built-in oven and hob with extractor and space for further appliances. A door leads out to the side lobby which links to the cloakroom, garage and rear garden.





## The dining room

This versatile second reception room is positioned at the rear and benefits from large sliding patio doors that open directly onto a private section of the garden. Whether used for formal dining or as a snug, it offers an inviting connection between indoor and outdoor spaces.





## The hallway

The hallway offers a bright and welcoming entrance to the home, with access to the kitchen and reception room. The staircase leads to the first floor, with a window above drawing in natural light. Featuring a useful under stairs storage cupboard, the layout provides a practical flow between the main living areas.





## The primary bedroom

This spacious double bedroom overlooks the rear garden and includes built-in wardrobes offering excellent storage. Its quiet position makes it ideal as a restful retreat.







## The second bedroom

Another generously sized double, bedroom two is front-facing and features fitted wardrobes to one wall. Its size and storage make it an ideal main or guest bedroom.







## The third bedroom

A comfortable single room with a built-in wardrobe, bedroom three would work well as a child's room, nursery or home office.





## The bathroom

The family bathroom is fully tiled and includes a panelled bath with shower over, pedestal basin, chrome towel radiator and low level WC. A frosted window provides natural light while maintaining privacy.





## The garden

The garden wraps around the property, offering a combination of lawn, patio and mature planting. The rear section enjoys a sunny, south-facing aspect and is not overlooked, making it ideal for outdoor entertaining. A walled side garden includes a gate and provides scope for further development, subject to consent.







## The driveway and garage

A gravelled driveway to the front provides parking for multiple vehicles and leads to the garage. The corner plot allows potential to expand the drive further if needed. The attached single garage is fitted with an electric roller shutter door, power and lighting. It provides access into the side lobby, linking directly to the kitchen and cloakroom, making it a very functional part of the home.



## Location

The property is nicely positioned on a generous sized corner plot at the entrance to this small cul-de-sac located off Sutton Park Road.

Sutton Park Road is a well-regarded location on the western fringes of town, conveniently placed for accessing both Kidderminster and Bewdley.

Purchasers with dogs and who love getting outdoors will relish the close proximity of Rifle Range nature reserve, which is just moments away on foot at the end of neighboring Rifle Range road. This wonderful natural oasis is rich in flora and fauna, with lots of pathways leading to Blackstone and Bewdley. The celebrated Severn Valley steam railway also runs through the reserve and provides another local attraction to enjoy right on the doorstep.

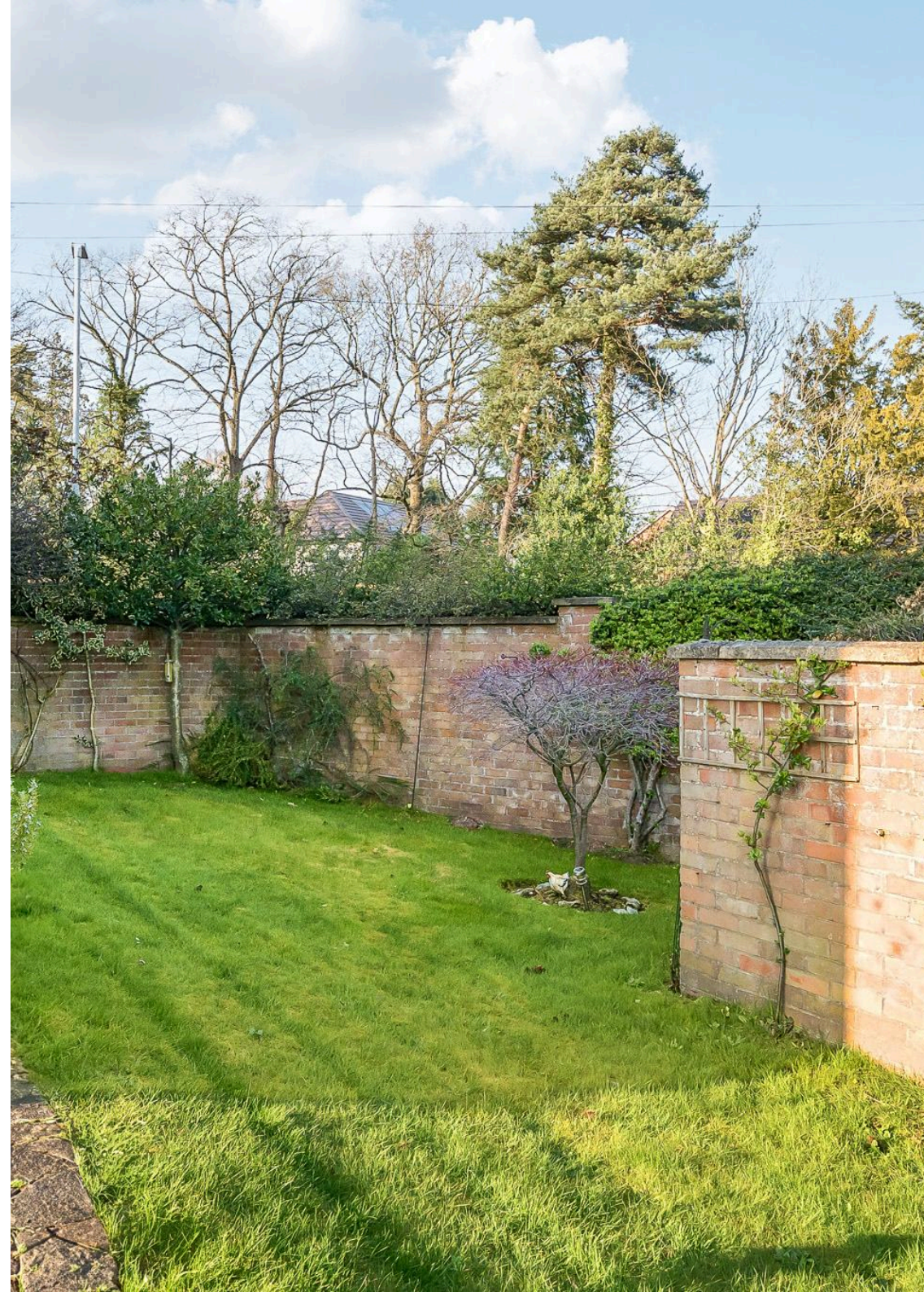
The historic riverside town of Bewdley is just over two miles from the property and offers lots of attractions and amenities, including waterfront pubs and eateries and the Wyre Forest nature reserve which borders the town. Kidderminster town centre is also approximately two miles from here and has a lot to offer the Wyre Forest resident, including many supermarkets and high street stores, plus a myriad of pubs and eateries. The town's train station provides an excellent service to Birmingham, Worcester and London, providing the resident with excellent commutability.

## Services

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

## Council Tax

The Council Tax for this property is Band C





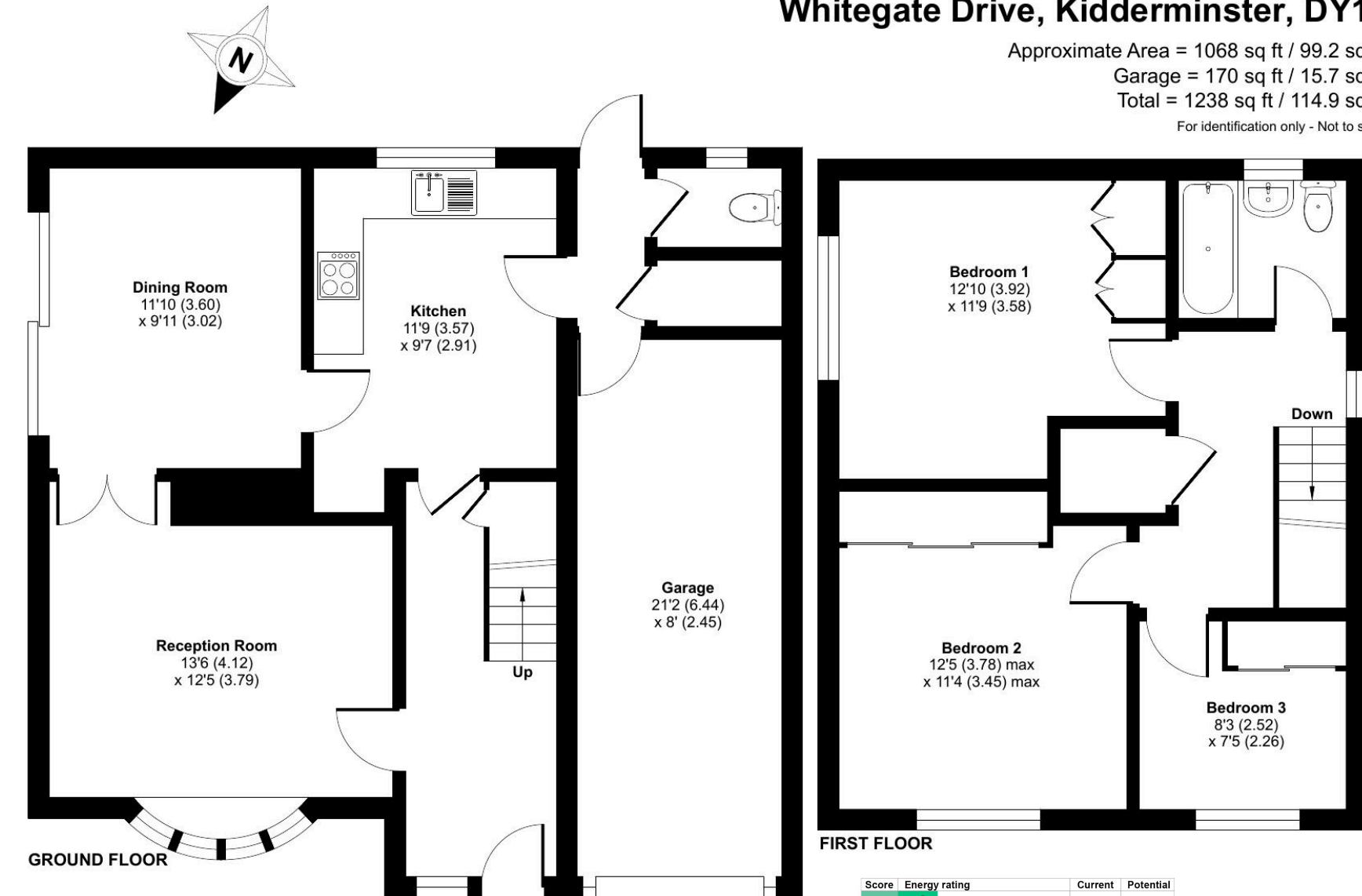
# Whitegate Drive, Kidderminster, DY11

Approximate Area = 1068 sq ft / 99.2 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1238 sq ft / 114.9 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). © nichecom 2025. Produced for Andrew Grant. REF: 1263618

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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