



18 Reservoir Road

Kidderminster, DY11 7AP

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A spacious and private family home with 0.15 acres of land, multiple reception areas and excellent access to local amenities in a popular residential setting.

- A generously sized property offering flexible accommodation over two floors, ideal for family living or those needing home office space.
- Includes a formal living room and a cosy snug, both providing inviting spaces for relaxing or entertaining.
- Large study landing that provides extra storage or living space. it also has a nice view across the town including part of the Severn Valley railway line.
- Practical and thoughtfully laid out with ample units, worktops, and breakfast bar, ideal for everyday use and family life.
- Enclosed and private outdoor space surrounded by mature greenery, perfect for gardening, outdoor dining or children's play.
- A very generous walled driveway with space for multiple vehicles. It also has a spacious garage for vehicle storage and with workshop potential, ideal for hobbyists, trades or secure storage.
- Positioned in a popular Kidderminster area with excellent amenities nearby and good connections to Worcester, Birmingham and beyond.

1435 sq ft (133.3 sq m)





The living room

This inviting living room features a large front-facing bay window that fills the room with natural light. A central fireplace adds warmth and character, making it the perfect space to relax or entertain. The room offers generous proportions and flows easily into the rest of the home, offering both comfort and practicality.



The kitchen

The kitchen offers a functional layout with ample base and wall units, generous worktop space and a breakfast bar for informal dining. The windows bring in plenty of natural light and offer views over the garden. Integrated appliances include an oven, hob and extractor, with room for additional freestanding white goods.





The snug

A cosy and relaxed second reception room, ideal for family evenings or informal entertaining. With plenty of space for soft seating and media units, it also accommodates a dining table comfortably. A ceiling fan adds comfort in warmer months, and a neutral décor creates a light, calm atmosphere, making this a truly multifunctional space.





The primary bedroom

A spacious double bedroom located on the upper floor, complete with full-width eaves storage and additional freestanding wardrobe space. The room benefits from a Velux-style window that looks onto the town and severn valley railway line, that brings in natural light and creates a bright and airy feel. It offers excellent potential as a main bedroom, home office or hobby room.





Bedrooms two & three

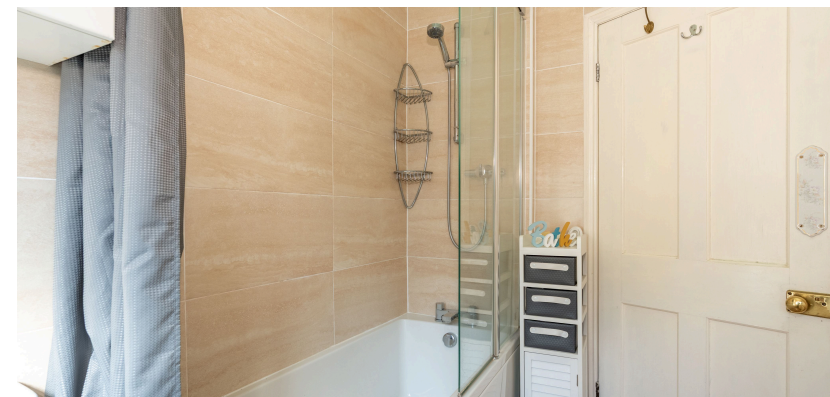
Both bedrooms are well proportioned doubles, offering flexibility for family living, guests or home working. Bedroom two features built-in wardrobes with overhead storage and a large window overlooking the front, filling the space with natural light. Bedroom three also enjoys a bright outlook to the rear and provides ample room for freestanding furniture, making it ideal as a guest room, nursery or study.





The bathroom

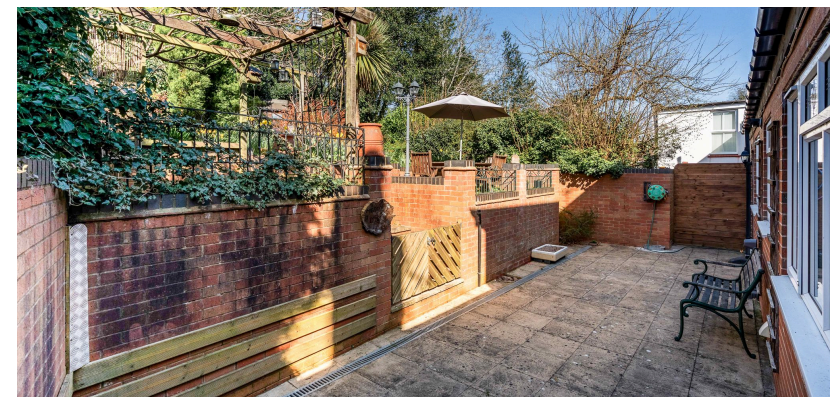
The bathroom is stylishly tiled throughout and features a modern white suite including a bath with overhead shower, vanity unit with sink and a close-coupled WC. A large frosted window allows for privacy while filling the room with light, and there's a wall-mounted mirrored cabinet for additional storage.





The garden

The rear garden is a fantastic size and offers an excellent degree of privacy, surrounded by mature trees and shrubs. A lawn area is complemented by beds for planting and a patio ideal for outdoor dining or entertaining. It's a peaceful space with real potential for keen gardeners or families.





The garage

The garage offers a fantastic amount of space, ideal for secure parking, storage or use as a workshop. Fitted with lighting and power, it includes extensive shelving and wall-mounted storage solutions, making it perfect for DIY enthusiasts or hobbyists. With wide access via a roller shutter door and high ceilings, it's a practical and versatile addition to the property.

Location

Situated in a sought-after area of Kidderminster, this property enjoys convenient access to a wide range of local amenities. Nearby are well-regarded schools, supermarkets, and leisure facilities, all within easy reach.

The town centre offers a mix of high street shops, cafes and restaurants, while nearby parks provide green space for outdoor activities.

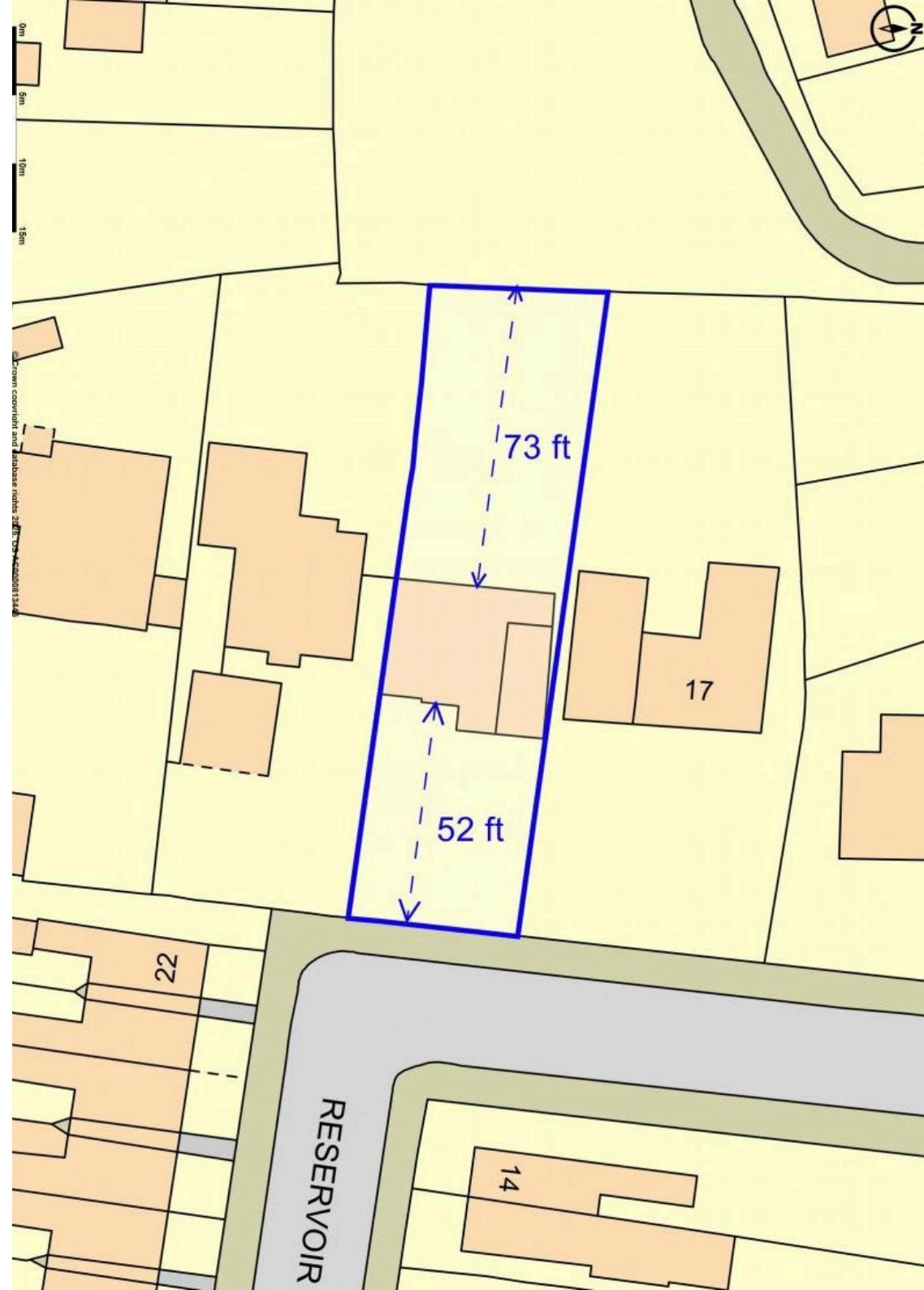
Transport links are excellent, with Kidderminster railway station offering direct services to Birmingham, Worcester and beyond. The A449 and M5 are also easily accessible, making it an ideal location for commuters. This location combines the comfort of residential living with excellent connectivity, perfect for families and professionals alike.

Services

The property has mains electricity, water and gas.

Council Tax

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



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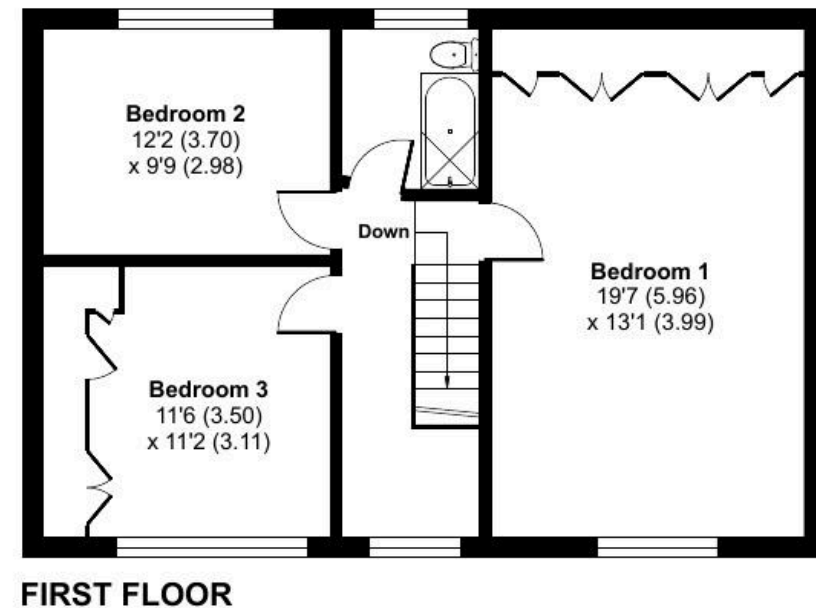
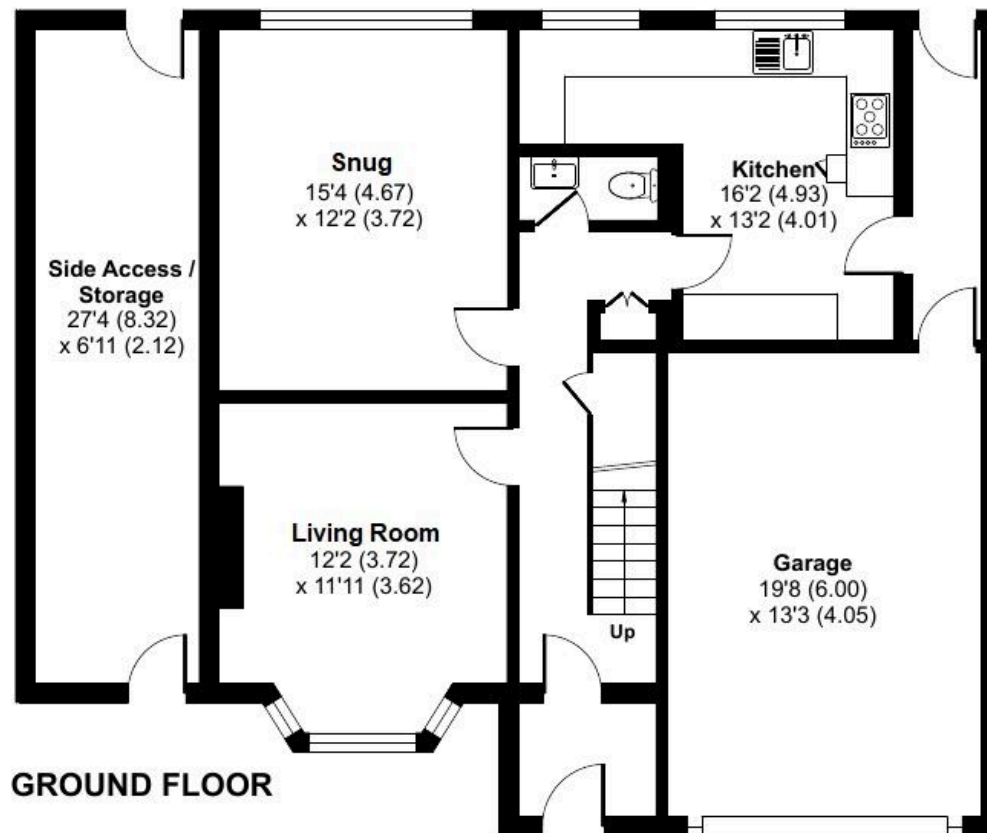
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 1435 sq ft / 133.3 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 1697 sq ft / 157.6 sq m

For identification only - Not to scale





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