



17 Kirkby Drive

Kidderminster, DY11 7DZ

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Stylish four double bedroom detached home with garage, upgraded interiors and private garden, nestled in a quiet and leafy modern development.

- Spacious four bedroom detached family home in immaculate condition.
- Refitted bathroom and en suite with high quality finishes.
- Superb open-plan kitchen/diner with French doors to the garden.
- Private rear garden with raised entertaining terrace and lawn.
- Side driveway for two vehicles leading to garage.
- Quiet modern development on the southern edge of town.

Occupying a prime position within a popular and attractive development, this large four-bedroom detached home has been beautifully maintained and thoughtfully upgraded by its current owners. Offered to the market for the first time since new, the property is in immaculate condition throughout and offers generous and well-balanced accommodation ideal for modern family living. Inside, a spacious hallway leads to a full-length kitchen and dining area, an inviting lounge, versatile office/snug and a useful cloakroom. Upstairs are four true double bedrooms, including a superb principal suite with quality refitted en suite and fitted wardrobes, a stylish family bathroom completes the first floor. Externally, the home enjoys a private, well-tended rear garden with a lovely raised patio ideal for entertaining, plus a neatly maintained lawn and planted borders. A two-car driveway sits to the side and leads to a detached garage.

1360 sq ft (126.3 sq m)





The kitchen/dining room

The kitchen and dining room form a superb open-plan space ideal for modern family living. The kitchen is beautifully appointed with a comprehensive range of cream wall and base units, complemented by wood-effect worktops and a stylish mix of grey-toned tiled splash-backs. A full suite of appliances are in place, including an integrated oven and hob with extractor, built-in dishwasher, fridge/freezer and space for both a washing machine and tumble dryer.





At the far end, the generous dining area offers plenty of space for a family table and is set beneath a statement light fitting, with French doors opening out to the rear patio and garden, an ideal setup for entertaining or enjoying summer evenings. Altogether, this is a wonderfully social and practical space that is very much the heart of the home.



The reception room

Located at the front of the property, the main reception room is a spacious and relaxing retreat with high quality 'Karndean' flooring and a pleasant front-facing aspect. Glazed double doors provide access through to the kitchen/dining area, creating excellent flow for families and entertaining.





The study

Tucked away at the front of the house, the study offers a quiet and versatile space ideal for remote working, a snug or even a fifth bedroom if required. It enjoys a front-facing window and matching 'Karndean' flooring.



The cloakroom

The ground floor cloakroom is smartly presented and includes a low-level WC and wash basin, offering a practical convenience for guests and everyday family life.



The hallway

A wide and welcoming hallway sets the tone for this well-presented home, with light tiled flooring and a useful understairs storage cupboard. Doors lead off to the main reception room, kitchen, study and downstairs cloakroom.



The principal bedroom

The principal bedroom is a generous and calming space, complete with fitted mirror-fronted wardrobes and a rear-facing window offering garden views. This bedroom enjoys direct access to a high quality en suite.



The principal en suite

Recently refitted, the en suite features a stylish walk-in shower with monsoon head, contemporary wall tiling, a vanity unit with storage and an LED-lit mirror. There is also a chrome towel radiator and recessed lighting.



The second bedroom

A second spacious double room with a front-facing window and fitted wardrobe. This bedroom is stylishly finished and well-proportioned, perfect for guests or older children.



The third and fourth bedrooms

Another good-sized double bedroom with a feature wall and fitted wardrobe. This bedroom enjoys a quiet rear aspect and is ideal for use as a children's bedroom or guest room. A further full double room with a side window and an attractive feature wallpapered wall. This bedroom completes the well-balanced and spacious upper floor.





The bathroom

The family bathroom has been completely refitted to a high standard, with grey tiled walls, patterned floor tiles and a panelled bath with rainfall shower over. A heritage-style vanity unit with basin and an LED mirror add a contemporary yet elegant feel.



The garden

The private rear garden has been thoughtfully landscaped and features a raised patio seating area perfect for outdoor dining. A central lawn is bordered by well-established beds filled with lavender and other perennials. A side gate allows easy access to the driveway.





The driveway and parking

A generous tarmac driveway sits to the side of the house and accommodates two vehicles comfortably. It leads directly to the garage and includes a path to the front door. Set back from the property, the detached garage provides excellent storage or potential for workshop use. It features both up-and-over and roller-style doors and is neatly positioned behind the house for easy access.

Location

The property is nicely tucked away in a small cul-de-sac on the Silverwoods development, a popular modern development less than 10 years old. The site is maturing nicely and features some lovely green spaces including a children's play area and pathways leading down to the nearby canal. The wonderful Staffordshire/Worcestershire canal is great to have on the doorstep, providing great recreational space ideal for walking, running and cycling. The impressive Falling Sands viaduct also spans this section of the canal and carries the Severn Valley steam trains as they journey through this part of Kidderminster on their way to Bewdley.

The Silverwoods site represents a very modern way of living, with lots of amenities directly at hand on the development. These include a pub/restaurant, a coffee house, a large Aldi store and a fantastic leisure centre complete with a swimming pool and gym, all of which are within right on the doorstep of this property.

Kidderminster town centre is less than 2 miles away and has lots to offer, including many high street stores and supermarkets, a myriad of pubs and eateries plus a busy train station providing regular services to Birmingham, Worcester and London.

Services

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

Council Tax

The Council Tax for this property is Band E.



Kirkby Drive, DY11

Approximate Area = 1360 sq ft / 126.3 sq m

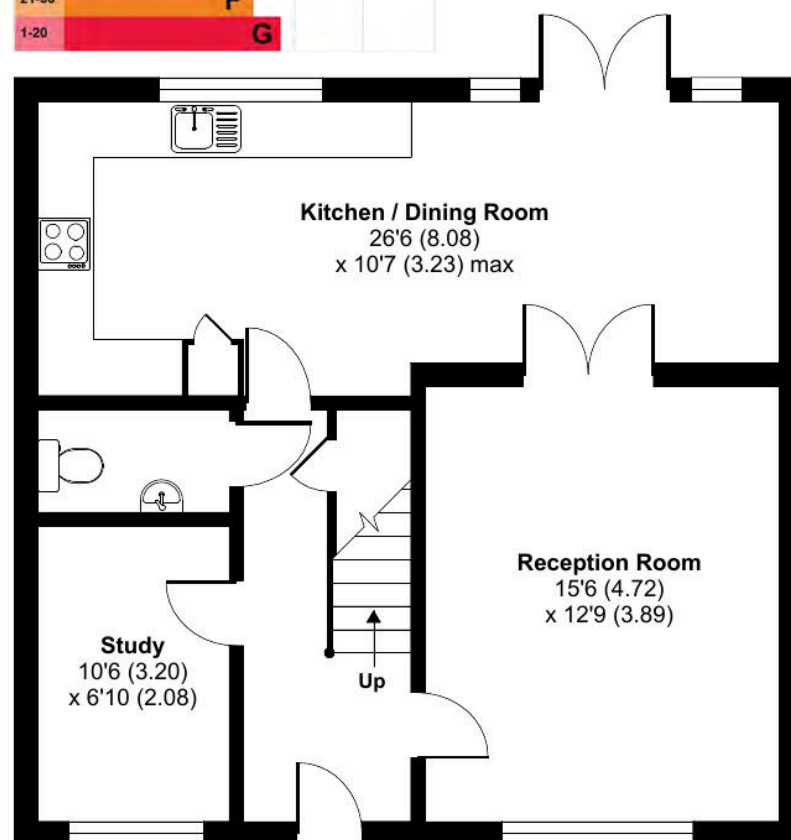
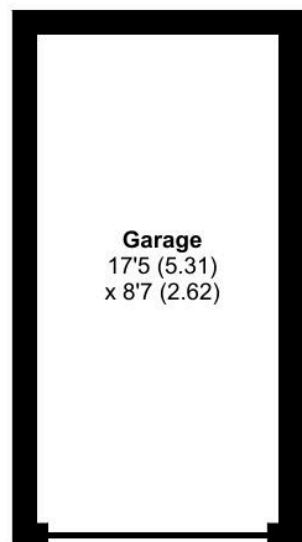
Garage = 152 sq ft / 14.1 sq m

Total = 1512 sq ft / 140.5 sq m

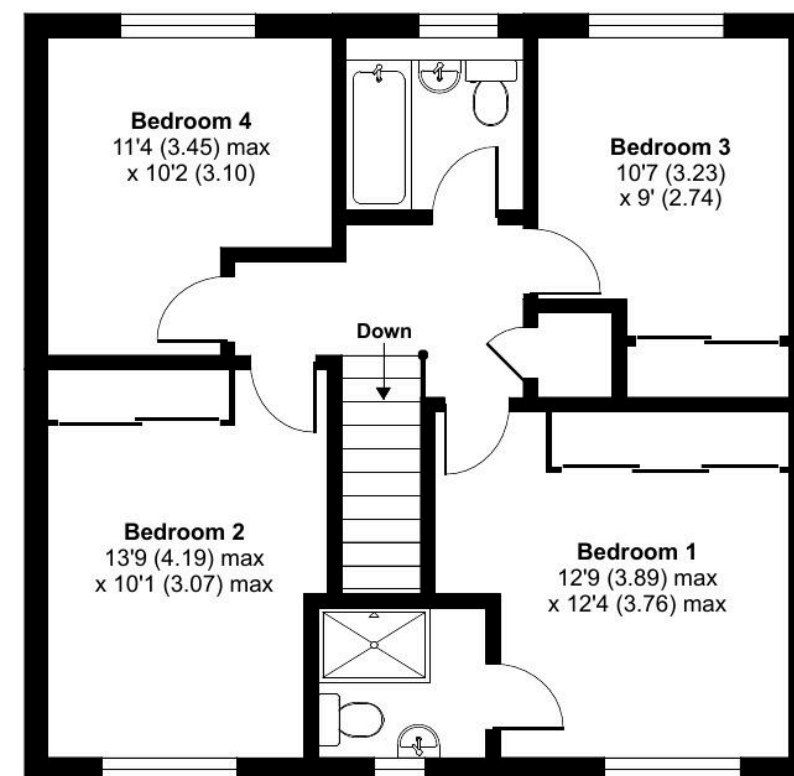
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



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