



9 Oak Grove

Kidderminster, DY10 3AL

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

Substantial family home on a generous corner plot with wraparound gardens, extended accommodation and double garage, situated off prestigious Hillgrove Crescent.

- Well-proportioned four-bedroom detached family home on a generous 0.2 acre corner plot.
- Extended layout including an orangery, spacious kitchen diner and living room with granite fireplace.
- Beautiful wraparound gardens with lawn, patio, seating areas and shed.
- Driveway for multiple vehicles and a double garage with garden access.
- Quiet and exclusive setting just off Hillgrove Crescent, close to the town centre and transport links.

This attractive detached family home is quietly positioned in a sought-after development off Hillgrove Crescent. The accommodation includes a welcoming hallway with bespoke staircase, a spacious living room, dedicated study and a downstairs cloakroom. The kitchen diner features two breakfast bars and direct access to the patio. A separate dining room leads through to the extended orangery. Upstairs, the landing gives access to four bedrooms and a family bathroom, with the primary bedroom featuring an en suite, while bedrooms two and three are both generous doubles with further built-in storage. Outside, the extensive wraparound gardens are well maintained, including large patios, lawns and a timber shed. A block-paved driveway provides parking for several vehicles and leads to a double garage with power and lighting.

1979 sq ft (183.9 sq m)





The kitchen

A spacious kitchen diner with two breakfast bars, matching base and wall units, integrated oven, hob and extractor. There's plumbing and space for a dishwasher and washing machine and direct access to the side patio.







The dining room

Positioned between the living room and orangery, the dining room enjoys a bay window to the side and makes an ideal formal entertaining space or family dining area.





The living room

A well-proportioned living room centred around a granite fireplace with inset multi-fuel stove and feature lighting. A bay window overlooks the front and double doors lead to the dining room.







The orangery

This impressive orangery provides an excellent extension of the living space, filled with natural light from its surrounding windows and enjoying views across the landscaped gardens. Generously sized, it offers a tranquil setting ideal for relaxing, reading or hosting guests. Its elevated ceiling adds a sense of volume, while the positioning off the dining room, direct access to the garden, ensures it functions as an integral part of the home.



The study

Located off the hallway in a quiet spot, the study has a window overlooking the garden, offering a peaceful and practical space for home working.



The hallway and cloakroom

A bright and inviting entrance hall with a bespoke staircase and practical under-stairs storage. From here, doors lead to the kitchen diner, study, living room and garage, offering excellent ground floor flow. A ground floor WC with modern built-in furniture incorporating a wash basin, storage and low level WC, with chrome towel radiator.





The primary bedroom

A generous principal bedroom with two fitted mirror-fronted wardrobes and a window to the front aspect. This room also benefits from a private en suite.





The primary en suite

A spacious en suite bathroom with panelled bath and shower over, chrome towel radiator and built-in storage housing a wash basin and WC.



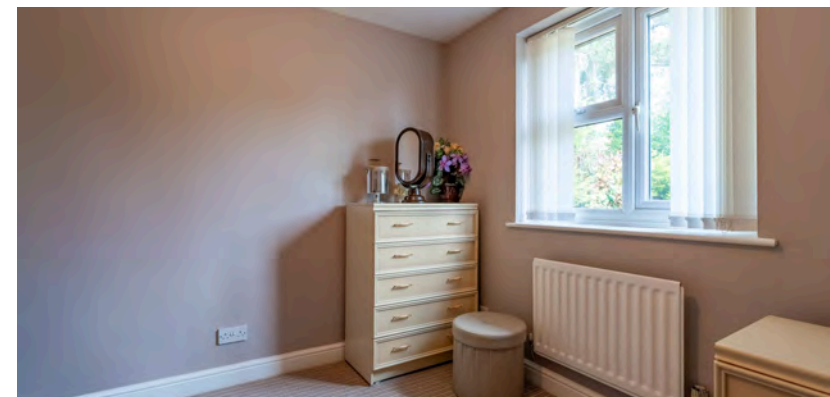
The second bedroom

Another large double bedroom featuring mirror-fronted wardrobes and a rear-facing window overlooking the garden.



The third and fourth bedrooms

A good-sized double bedroom with quality fitted wardrobes and a window with rear aspect views across the garden. A smaller double bedroom with a window to the rear, suitable as a guest room, dressing room or second study.





The bathroom

A family bathroom fitted with a panelled bath and shower above, chrome towel radiator, and practical built-in storage with WC and basin.



The garden

This exceptional corner plot offers expansive, private gardens that wrap around the house, thoughtfully landscaped to maximise both space and enjoyment. A generous paved patio area off the kitchen provides the perfect spot for outdoor dining, with steps leading up to a neat lawn enclosed by mature hedging and trees. A circular gravelled seating area sits at the centre, complemented by decorative borders, an ornamental well feature and low brick walling.





Beyond this, a large enclosed garden area houses a timber shed, raised beds and a gravelled section ideal for play or low-maintenance planting. With multiple seating areas, storage solutions and secluded green space, the gardens are exceptionally family-friendly, offering privacy, versatility and year-round appeal.





The driveway and parking

Block-paved and able to accommodate multiple vehicles, the driveway leads up to the double garage and provides easy access to the front entrance. A spacious double garage with electric up and over door, power and lighting, three windows, a garden access door, a loft hatch and a wall-mounted boiler.

Location

Oak Grove is a small and exclusive development nicely tucked away off the prestigious tree-lined Hillgrove Crescent. Oak Grove comprises just a handful of large executive style detached homes providing the owner with a secluded and tranquil location within leafy surroundings. Considering how quiet this location is, Kidderminster town and a number of other amenities are remarkably close by, making living here a very convenient place to be. Kidderminster train station on nearby Comberton Hill is within easy walking distance of the subject property around 0.6 miles away, providing excellent links to Birmingham, Worcester and London. The wonderful Severn Valley heritage steam railway also operates from here, a fantastic local attraction to enjoy throughout the year.

The hugely well-respected King Charles school just around the corner from the property, ideal for families with school age children.

Kidderminster town centre is just over one mile away and provides an array of shops and services, including many high street stores and supermarkets, a myriad of pubs and eateries and a variety of green spaces dotted around the town and immediate suburbs.

Services

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

Council Tax

The Council Tax for this property is Band F



9 Oak Grove, Kidderminster

Approximate Gross Internal Area = 183.9 sq m / 1979 sq ft
(Including Double Garage)



This plan is for guidance only and must not be relied upon as a statement of fact.



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