



183 Sutton Park Road

Kidderminster, DY11 6LF

Andrew Grant

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5 Bedrooms 3 Bathrooms 3 Reception Rooms

A charming detached home blending spacious modern living with beautiful outdoor space, ideally located for families and commuters alike.

- Generous detached family home with five double bedrooms and versatile living spaces.
- Spacious open-plan kitchen and living area with wood burner and views onto the garden.
- Beautifully landscaped garden with large patio, vast lawn, raised beds and a superb garden building with access to electrics.
- Ample off-road parking with driveway for multiple vehicles and generously sized garage.
- Highly sought-after Kidderminster location close to schools, shops and excellent transport links.

2395 sq ft (222.4 sq m)





The kitchen

This stylish kitchen is the heart of the home with plenty of storage and workspace, ideal for busy family life and entertaining. Modern cabinetry and expansive worktops offer functionality, while large windows and French doors create a bright, airy feel and provide a seamless connection to the garden. A large range cooker and integrated appliances make this a practical yet impressive space that's perfect for keen cooks and gatherings alike.





The living area

The living area is warm and inviting, featuring a cosy wood-burning stove, perfect for chilly evenings. With generous windows and a view onto the garden, this room is ideal for relaxing after a long day or spending quality time with family. The open plan layout with the kitchen provides a great flow in the home.





The dining room

The dining room is a warm and welcoming space, perfect for family meals and entertaining guests. There's plenty of room for a large dining table and chairs, with a beautiful feature fireplace adding a touch of period charm. Neutral tones and wooden flooring create a classic feel, while patio doors bring in natural light and provide access to the garden, making this an inviting setting for any occasion.



The snug

This additional reception room offers a peaceful retreat, ideal for reading, hobbies or simply unwinding. A charming fireplace and large bay window with shutters provide character and plenty of natural light.





The utility

The utility room is a practical addition, offering valuable extra space to keep household chores separate from everyday living. Fitted with ample storage cupboards and worktop space, it provides room for appliances and laundry essentials. A traditional sink sits beneath a window, bringing in natural light while maintaining privacy. This well-designed space helps keep the main kitchen clutter-free and organised, making busy family life that little bit easier.



The master bedroom

The master bedroom is a spacious and inviting retreat, offering a calm atmosphere with a large window that fills the room with natural light. There's ample space for a king-size bed and additional furnishings, making it the perfect place to unwind at the end of the day. Thoughtful details add a touch of character while neutral tones keep the space feeling bright and restful.



Bedroom two

Bedroom two is bright and generously proportioned, making it an excellent double room for family or guests. A large window with shutters allows plenty of natural light while ensuring privacy. The neutral decor and cosy feel create a welcoming atmosphere, and there's ample space for storage and furnishings. A feature fireplace adds a touch of period charm, making this a versatile and comfortable room to enjoy.



The bathroom

The family bathroom is a real highlight, blending classic charm with modern comfort. A stunning freestanding roll-top bath with traditional fittings invites you to relax and unwind at the end of the day. The space is bright and airy thanks to large shuttered windows, while stylish tiling and a contemporary sink and WC complete the room beautifully. Perfectly designed for busy family life, this bathroom offers a calm, spa-like retreat without leaving the house.





Bedroom three / dressing room

Bedroom three is spacious and flexible, currently arranged as a dressing room but easily adaptable to suit your needs. A large window lets in plenty of natural light, creating an airy feel throughout. There's generous built-in storage and shelving, ideal for keeping everything organised. A feature fireplace adds a touch of character, making this a practical yet charming space that could work equally well as a bedroom, study or hobby room.



Bedroom four

Bedroom four is a cosy and inviting space, ideal for use as a comfortable guest room or an additional family bedroom. A large window allows in plenty of natural light, while the recessed layout adds character and a sense of privacy. There's ample space for a double bed and furnishings, making this a versatile room that can easily adapt to your changing needs.



Bedroom five

Bedroom five is a comfortable and flexible space, ideal as a guest room, child's bedroom or additional home office. A large window with shutters brings in plenty of natural light while ensuring privacy. There's ample room for a double bed and furnishings, with neutral tones creating a calm and restful feel. This room adds valuable extra space to accommodate growing families or changing needs.



The shower room

The shower room is stylish and modern, providing a practical addition for busy family life. It features a sleek walk-in shower with contemporary tiling and a glass enclosure, making the space feel bright and open. A large window with shutters brings in natural light while maintaining privacy. Finished with a modern sink and WC, this room offers a fresh, functional space that's perfect for guests or everyday use.



The garden

Step outside to a beautifully landscaped garden with a spacious patio and decked areas for outdoor dining and relaxation. Raised beds and mature planting create a private oasis, while the garden outbuilding offers flexible additional space for entertaining, hobbies or working from home.





The garden building

This impressive garden building is a fantastic addition, offering superb versatility to suit your lifestyle needs. It features large windows and French doors that flood the space with natural light while providing easy access to the surrounding deck. Inside, there's access to electrics and plenty of room for use as a home office, studio or garden room, perfect for relaxing away from the main house.



Location

This lovely property is perfectly situated in the popular residential area of Kidderminster, offering the ideal blend of suburban tranquillity and everyday convenience. Kidderminster itself is a thriving Worcestershire town, well-known for its excellent local schools, friendly community feel and wide range of amenities. You'll find supermarkets, independent shops, cafes and restaurants all within easy reach, making day-to-day living a breeze.

Families will appreciate the choice of reputable primary and secondary schools nearby, while green spaces such as Brinton Park, the picturesque Habberley Valley and the stunning Wyre Forest provide endless opportunities for walks, outdoor play and exploring nature. For those who enjoy leisure activities, there are local sports clubs, gyms and golf courses all close at hand.

Transport links are excellent, with Kidderminster train station providing direct rail services to Birmingham, Worcester and beyond, perfect for commuters who want to balance town access with peaceful living. Major road networks, including the A456 and the M5 motorway, ensure that surrounding towns and cities are easily reached by car, while reliable local bus routes make getting around stress-free. The surrounding area is steeped in heritage, from the iconic Severn Valley Railway to historic riverside villages and countryside trails just a short drive away.

Services

This property benefits from mains gas, electricity and water, along with a security alarm system.

Council Tax

This property is council tax **band F**



Sutton Park Road, Kidderminster, DY11

Approximate Area = 1977 sq ft / 183.6 sq m

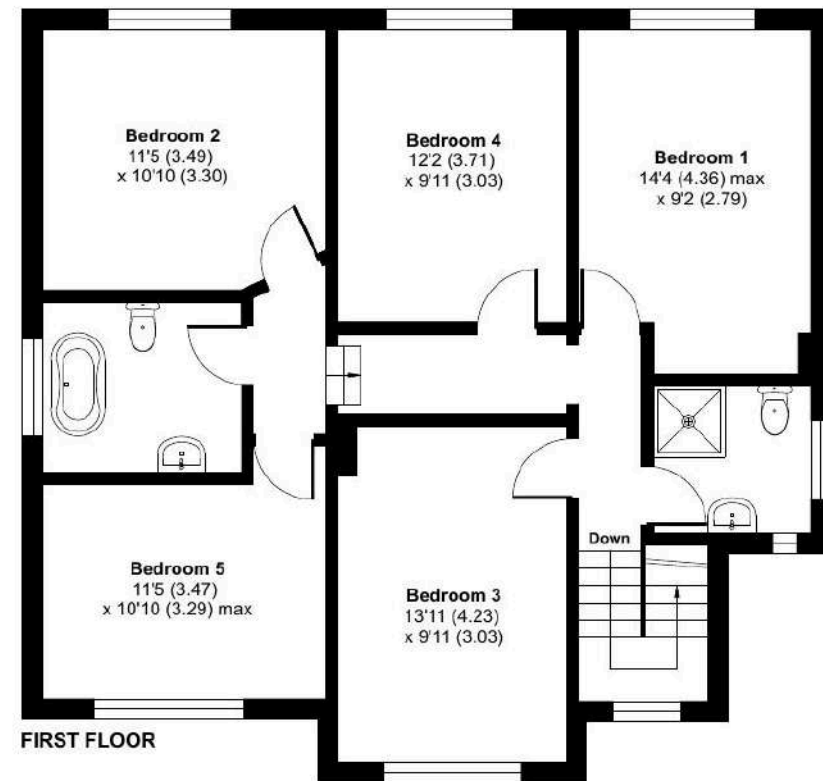
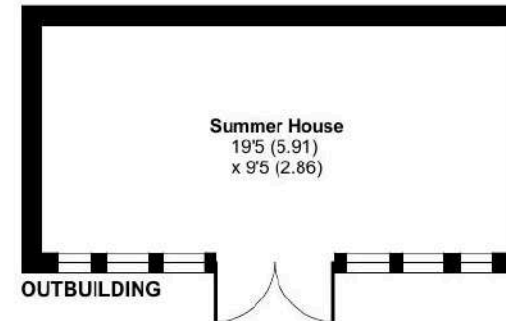
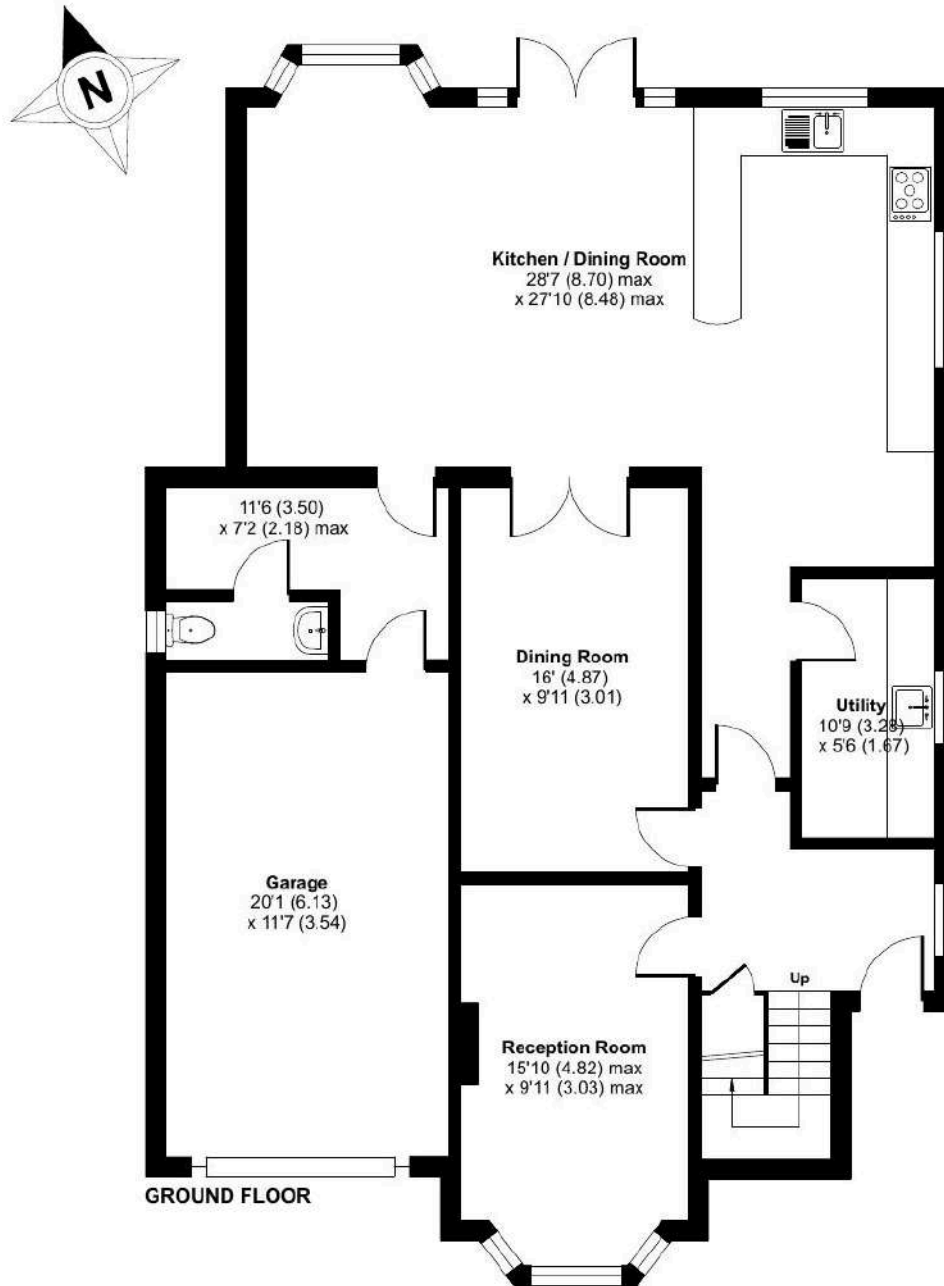
Garage = 236 sq ft / 21.9 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 2395 sq ft / 222.4 sq m

For identification only - Not to scale

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





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