



29 Harvington Close

Kidderminster, DY11 5LP

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

Three bedroom semi-detached home being sold for the first time since new. Situated on the fringes of Kidderminster with a tranquil rear garden backing onto countryside. Exciting opportunity for purchasers to modernise and put their own stamp on a property.

- Well-proportioned three-bedroom semi-detached property offering excellent potential.
- Light-filled rooms and practical layout ideal for family living.
- Good sized rear garden bordering fields and woodland.
- Driveway with off-road parking and integrated single garage.
- Situated in a peaceful residential area near schools, transport links and shopping.
- The property will be freehold upon completion of a sale.

A fantastic opportunity to purchase a property on the popular Ferndale estate, being sold for the first time since new. This is an exciting chance for purchasers seeking a property they can personalise, benefiting from a tranquil cul-de-sac location with fields and woodland at the rear. The property has 37 years remaining on the lease; however, the current owner intends to obtain the freehold upon completion. We believe this will allow a mortgage to be obtained on the property and a dialogue has been opened with the company dealing with the freehold. The ground floor of the property includes a light and airy living room at the rear flowing nicely out to the garden, a kitchen at the front and a single garage ideal for storage or conversion to additional accommodation. On the first floor is a family bathroom plus three bedrooms.

805 sq ft (74.7 sq m)





The living room

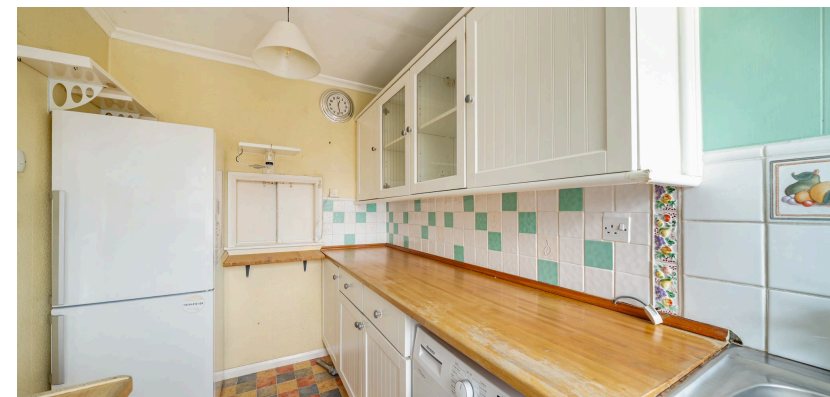
Bright and spacious, the living room enjoys multiple windows and a double glazed door opens to the rear garden. A central fireplace adds character to the room, which offers flexible space for both lounge and dining furniture.





The kitchen

The kitchen offers a generous amount of fitted cupboard space, complemented by a wooden worktop and tiled splashbacks. With a large window letting in natural light, this functional space includes plumbing for appliances and provides views over the front aspect of the property.





The master bedroom

This generously sized double bedroom is located at the rear of the home and benefits from a large window with peaceful views of the surrounding greenery. There is ample floor space for a full bedroom suite, along with built-in storage potential. The room receives good natural light and offers a quiet setting, ideal for restful nights.



Bedroom two

This bright second bedroom is located at the front of the property and features a large window with rooftop views across the neighbourhood. It offers a practical layout with enough room for a double bed and storage units. Ideal as a guest room or for growing families, it presents a flexible space ready for personal touches.



Bedroom three

Overlooking the rear garden, this single bedroom offers a versatile space ideal for a child's room, home office or hobby area. With a good amount of natural light and built-in shelving, it provides a practical layout and storage potential to suit a variety of needs.



The bathroom

The bathroom is fitted with a three-piece suite including a panelled bath with shower over, pedestal sink and WC. Fully tiled walls offer a clean finish, with frosted windows allowing in natural light.



The garden

The rear garden is a private and enclosed outdoor space with mature hedging providing natural screening. It offers potential for landscaping or creating a relaxing patio area for outdoor enjoyment. Beyond the garden there is a vast countryside, with a bit of landscaping could provide the garden with wonderful views.





Location

Harvington Close is a pleasant cul-de-sac on the western edge of Ferndale estate, a popular suburb between Kidderminster and Low Habberley village. The property directly borders open countryside at the rear affording a tranquil rural backdrop to the garden.

This location is desirable for a number of reasons, including the countryside aspect. For those who love getting outdoors with dogs and walking this is a great spot, with nearby rights of way leading to fantastic local beauty spots such as Habberley Valley nature reserve which is just minutes away on foot from the property.

The towns of Bewdley and Kidderminster are readily at hand from here too which makes it a very convenient place to live. Bewdley is a picture postcard of a place with lots to see and do, with a vibrant atmosphere and a number of attractions unique to the town including the Severn Valley steam railway and West Midlands safari park.

Kidderminster is equally accessible from Coningsby Drive and useful to have at hand, offering a wealth of supermarkets and high street stores in addition to lots of pubs and restaurants.

Services

The property benefits from mains gas, electricity and water.

Council Tax

The Council Tax for this property is Band B



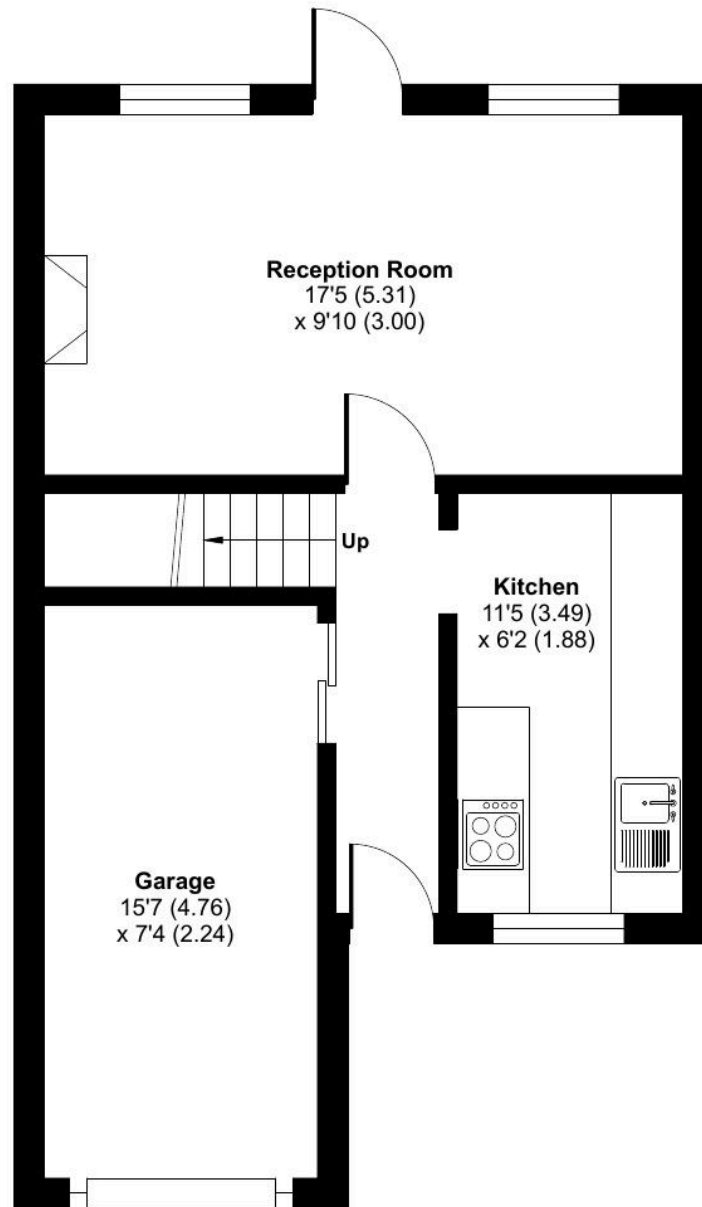
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Approximate Area = 689 sq ft / 64 sq m

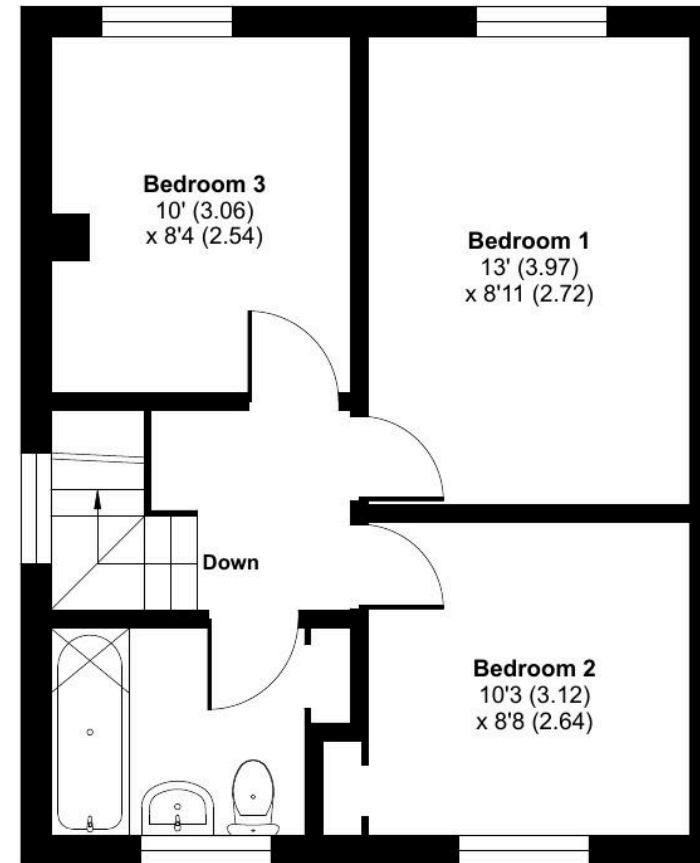
Garage = 116 sq ft / 10.7 sq m

Total = 805 sq ft / 74.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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