



3 Stourminster Way, Kidderminster, DY10 3FJ

BERRIMAN
EATON

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Outstanding 3 bedroom family home presented to the highest standard. A major feature of this beautiful family home is the stunning landscaped gardens with a wealth of mature planting and plenty of space for alfresco dining with family and friends.

LOCATION

The property is within easy reach of Kidderminster town centre which boasts all local amenities along with the newly developed canal side. The recently renovated Kidderminster train station offers direct services to London, Birmingham and Worcester. Kidderminster is a large town in Wyre Forest district and is a short distance away from the busy cities of Worcester and Birmingham and has an excellent network of transport links to the motorway network.

There are many local attractions including the pretty riverside Georgian town of Bewdley, The Severn Valley Railway which runs from the town through Worcestershire and Shropshire countryside to Bridgnorth, Kinver Edge, Habberley Valley, Stourport on Severn with its canal basin and riverside walks and West Midlands Safari Park to name just a few.

The area is served by an excellent range of schools both in the private and public sector and cater for all ages.

DESCRIPTION

Jasmine Cottage is in a popular and sought after location and presented to a very high standard, beautifully landscaped gardens, off road parking and EV charging point.

The property benefits from the remainder of the 10 year warranty the property was completed in March 2023

ACCOMMODATION

Reception Hall

Sitting Room having Karndean flooring, window to the front elevation door to

Dining Kitchen with contemporary base and wall cupboards with contrasting worktop, oven hob and extractor, integrated washing machine and space for a tall fridge-freezer ample room for family dining, understairs storage and doors to the rear garden.

Cloakroom with low flush WC and wash hand basin

FIRST FLOOR ACCOMMODATION

Bedroom one with built in wardrobes and window overlooking the rear garden.

Ensuite having fully enclosed shower, WC, wash hand basin and towel radiator.

Bedroom two window to the front elevation.

Family Bathroom with panel bath, wash hand basin, WC, towel radiator and window to the front elevation.

Bedroom three with built in wardrobes and window to the rear elevation.

OUTSIDE

Front

Block paved tandem drive with EV point and mature planting and access to the shed/workshop.

Rear Garden

Beautifully landscaped tiered garden with an abundance of mature planting, plenty of space for Alfresco dining and entertaining, shed and workshop.

ESTATE CHARGE

Estate Charge 2024 £190.00 per year

SERVICES

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows 3 of the 4 main providers are likely to cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

<https://w3w.co/waters.formal.effort>

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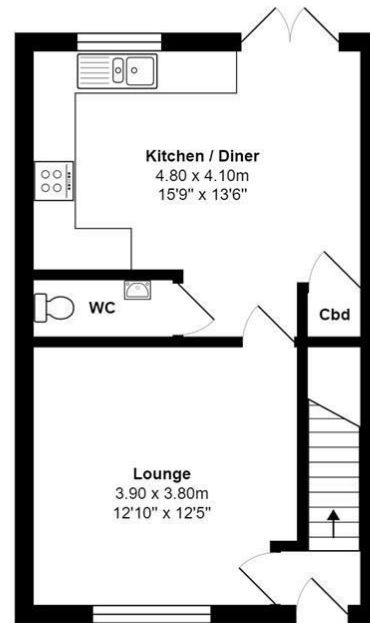
Offers Over
£275,000

EPC: B

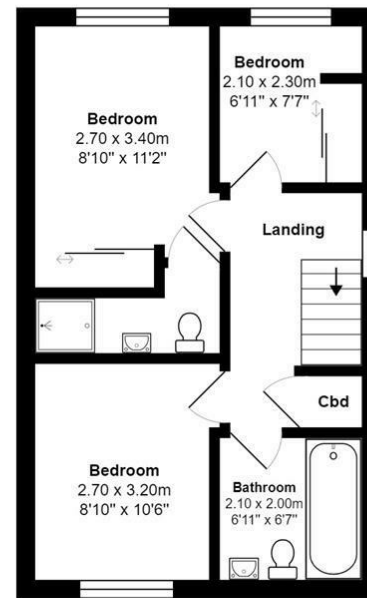
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



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Ground Floor



First Floor

Total Approx Area: 81.0 m² ... 872 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

