



29 Westcott Road, Kidderminster, DY10 2GE

BERRIMAN
EATON

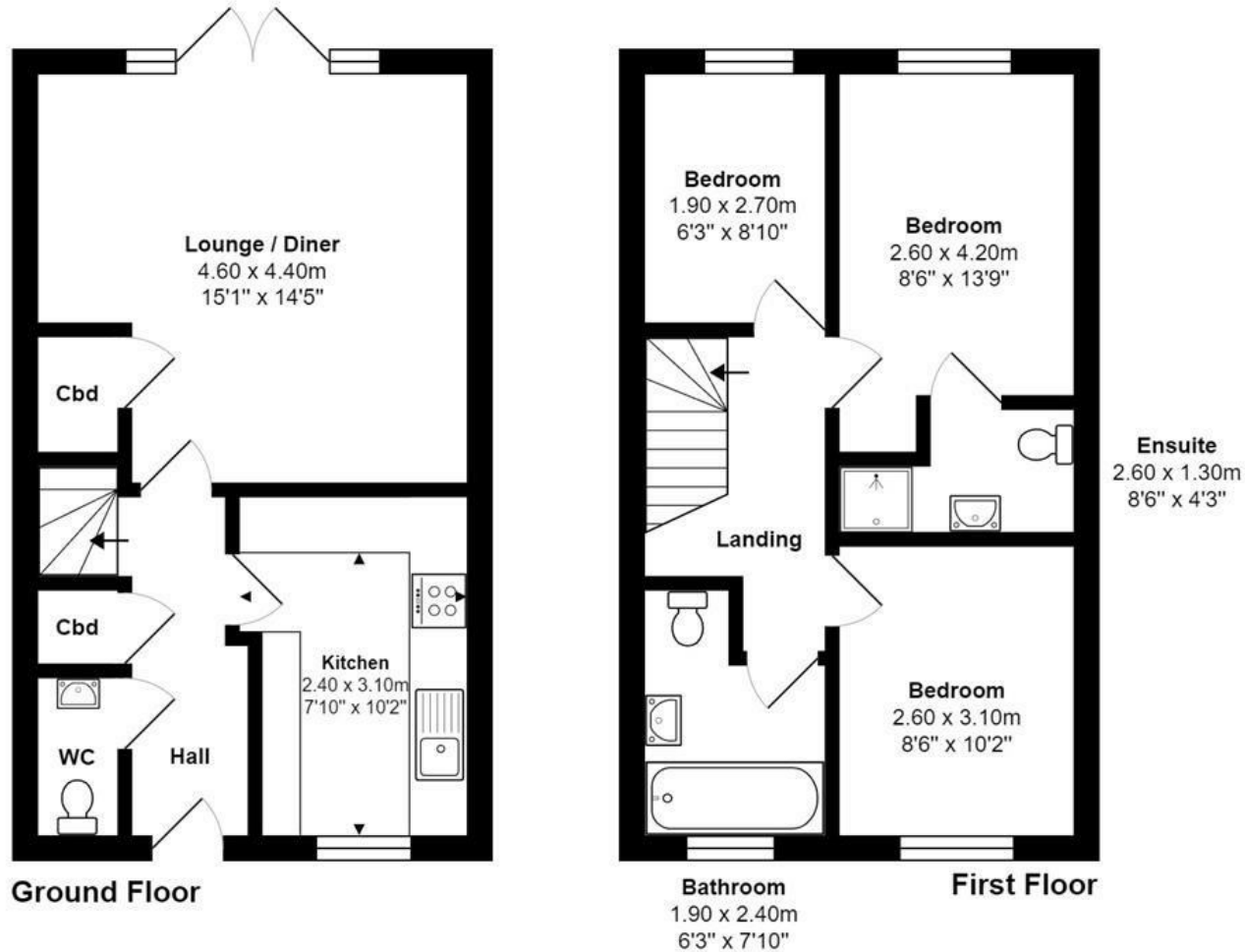




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Simply stunning refurbished modern town house boasting "magazine worthy" interiors with direct access onto canal towpath.

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Total Approx Area: 75.0 m² ... 807 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.

LOCATION

Kidderminster boasts all local amenities along with newly developed canal side restaurants. The recently renovated Kidderminster train station offers direct services to London, Birmingham and Worcester. Kidderminster is a large town in the parish of Wyre Forest and is a short distance away from the busy cities of Worcestershire and Birmingham and has an excellent network of transport links to the motorway and of course our own Kidderminster train station which is only 1.1 miles away.

Kidderminster itself has undergone some re-generation in recent years with the addition of Weavers Wharf shopping outlet along with several new bars, restaurants and cafes, just a short 1 mile stroll away.

To compliment this lovely town there is Kidderminster college, West Midlands Safari Park, The Severn Valley Railway and a good selection of local schools for children of all ages including King Charles I School and Baxter College. Countryside trails for walking, cycling and horse riding are only 10 miles in the ancient oak coppice of the Wyre Forest and Shropshire's rolling countryside. Family days out can be enjoyed at the nearby West Midlands Safari Park and the Museum of Carpets providing a fascinating insight into the town's industrial past, while traditional steam trains stop regularly in Kidderminster as part of the Severn Valley railway.

DESCRIPTION

Built in 2016 by Barratt Homes to their Barwick design this exceptional modern town house has been updated and renovated with style and flair, the current owner has carried out a total transformation within the last 12 months and has created a simply stunning home. The impeccable finish and attention to detail must make this undoubtedly one of the finest houses we have seen locally and offers a unique opportunity to either a first time buyer or discerning downsizer looking for a truly turnkey home.

The house enjoys a pleasant position within the development with the Staffordshire & Worcestershire canal just a few steps away.

ACCOMMODATION

The house is set back behind a double driveway, a canopy porch leads to the entrance door which opens to the reception hall with wood style flooring which continues throughout the ground floor, there is a useful storage cupboard, central heating radiator with attractive cover, stairs to first floor and doors to guest cloaks, kitchen and living/dining room. The doors and paintwork are all finished in "farrow and ball drop cloth" creating a luxury contemporary palette.

The guest cloaks has a eye catching feature wall. To the rear of the house the south facing sitting/dining room opens into the garden, flooded with natural light this stylish living space with delineated area for dining is a beautifully presented wonderful open plan room in which to relax and entertain.

Oozing luxury and style, this stunning kitchen was only completed in 2024, the striking cabinets are finished in a matt stone colour with sleek handleless doors and drawers and marble effect worktops. There is a full range of integrated appliances including two single steam ovens and induction hob with extractor, integrated fridge and freezer, dishwasher and washer dryer. A breakfast bar with additional storage and overhang provides an area for more casual dining and features smart lighting. Display shelving is also included.

Upstairs there are three bedrooms and an impressive house bathroom. The master bedroom is finished in "farrow and ball lichen", and overlooks the rear garden. There is a wardrobe to the recess and fabulous en suite shower room, with eye catching metro tiling, matt black shower screen and matching electric shower which were only fitted in 2024.

The second bedroom is a double, whilst the third is a set up as a home office. The house bathroom also benefits from recent updates with newly fitted shower and screen and an attractive feature wall.

OUTSIDE

The style and glamour continues outside to the south westerly facing garden, there is a paved patio area immediately adjacent to the house, the perfect spot to enjoy the sun and al fresco dining, the seating at the top of the garden enjoys dappled shade from neighbouring silver birch trees and is set against a back drop of artificial foliage wall. The lawn is also artificial making the whole garden low maintenance.

Find and navigate to the exact location of this property by searching its 3 word address [///wisdom.rich.season](https://wisdom.rich.season) using the <https://what3words.com/products/what3words-app/>

SERVICES

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wyre Forest
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is FREEHOLD.

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

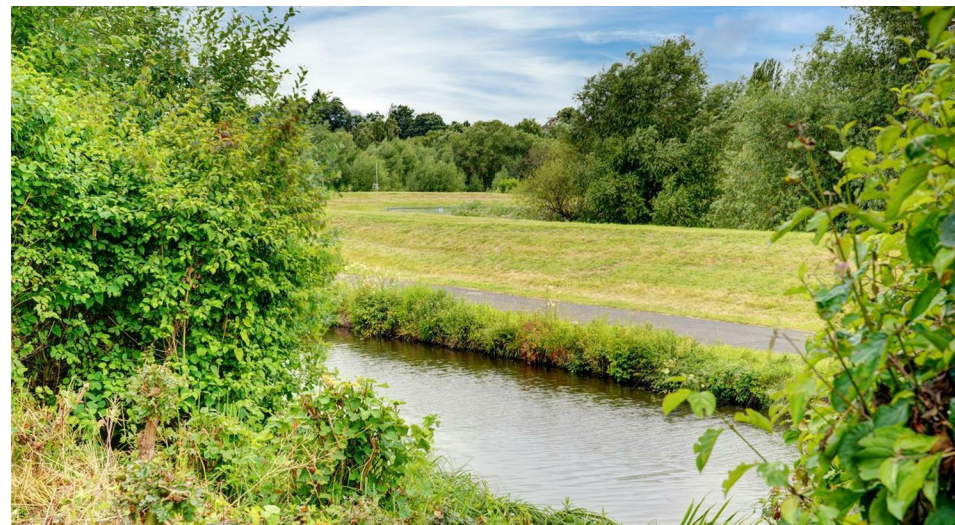
Mobile – Ofcom checker shows three of the four main providers are likely to cover the area
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Asking Price £230,000

EPC:

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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