



10 Bolas Avenue, Hartlebury, Kidderminster, DY11 7TX

BERRIMAN  
EATON

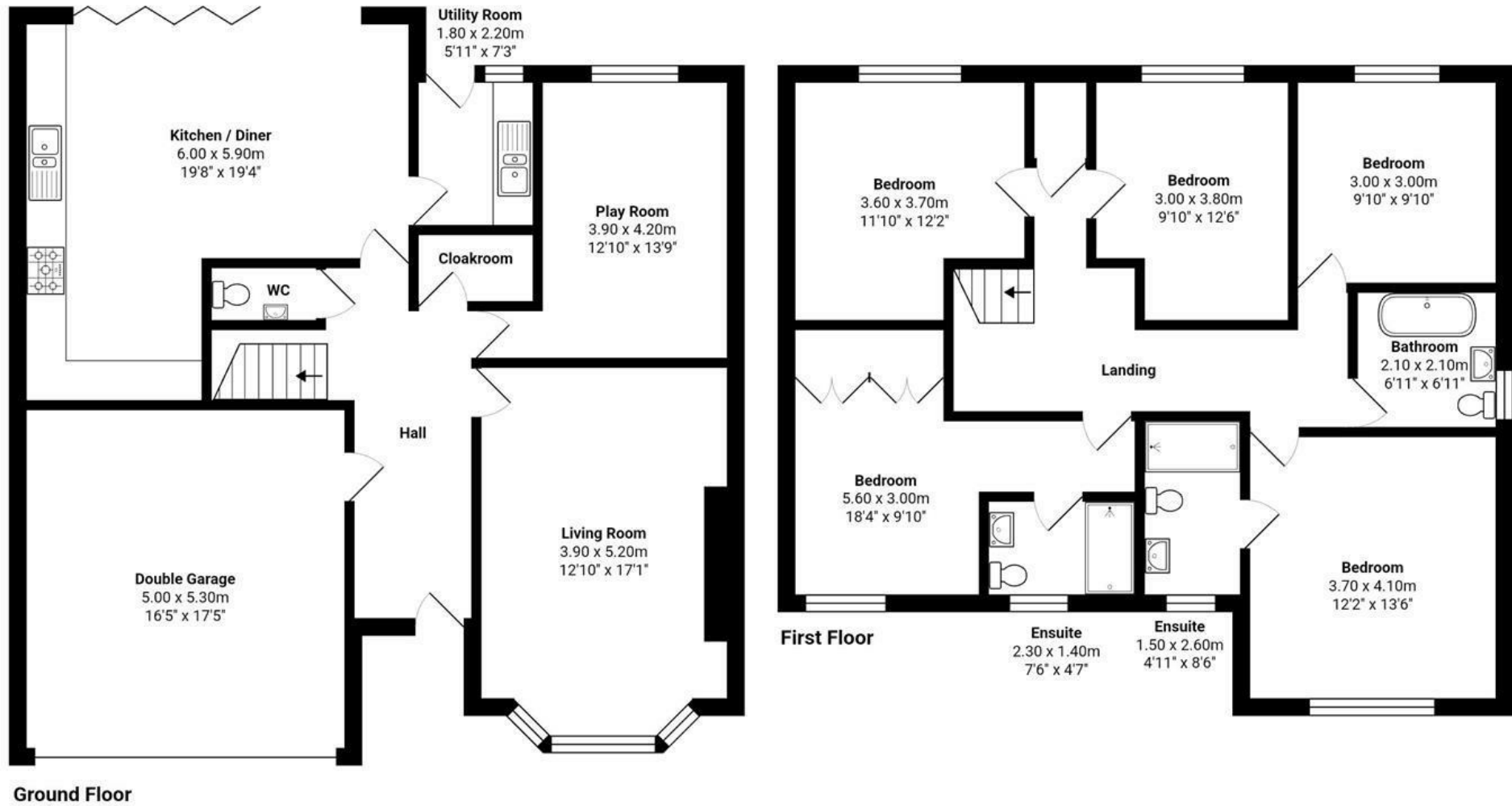




## 10 Bolas Avenue, Hartlebury, Kidderminster, DY11 7TX

Impressive Family home with Five Bedrooms and Fabulous open plan kitchen/dining/family room opening to beautifully landscaped garden backing onto open fields.

10, Bolas Avenue, Hartlebury, DY11 7TX



Total Approx Area: 174.0 m<sup>2</sup> ... 1873 ft<sup>2</sup> (excluding double garage)  
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

Bolas Avenue is situated in the heart of the desirable village of Hartlebury

The village offers a post office and general store, a public house, village hall, primary school and a train station with trains to Worcester and Birmingham and onward connections to London. It is also home to Hartlebury Castle, which was the home of the Bishops of Worcester from 855 to 2007 and was purchased by Hartlebury Castle Preservation Trust in 2014, who have opened it up to the public. Nearby is Hartlebury Common, which is the largest and most important area of heathland remaining in Worcestershire. Nearby Droitwich Spa is an attractive town with everyday amenities, including a Waitrose and a mainline station, whilst Worcester to the south has all that would be expected of a city including Premiership rugby at Sixways, county cricket in the setting of the cathedral and horseracing on the banks of the River Severn.

Hartlebury is fortunate to benefit from a well regarded primary school which was rated as Good in its most recent Ofsted inspection. There is a selection of private schools in the county, including Winterfold near Chaddesley Corbett, Bromsgrove School, King's School and RGS in Worcester, Abberley Hall School and the Malvern Colleges.

The M5 motorway network is highly accessible at Junction 5 and Birmingham is only 21 miles to the north, with an international airport and several train terminals.

## MILAGES

Droitwich Spa 8 miles • Bromsgrove 9.5 miles • Worcester 10 miles • Birmingham 21 miles • M5 (J5) 8.5 miles  
(Distances and times approximate)

## DESCRIPTION

Bolas Avenue forms part of the Taylor Wimpey site known as Groves Way, the development was completed in 2018, and has become increasingly popular particularly with young families due to its popular village school, the easy access to the M5 motorway and the local amenities on the doorstep.

The Hartlebury design was particularly desirable with its fabulous open plan entertaining space across the rear opening into the garden, the house backs onto open fields giving a rare feeling of privacy within a modern development.

## ACCOMMODATION

The property is set back behind a lawned foregarden with driveway to side with parking for two vehicles and access to the double garage.

Once inside, the generous and welcoming reception hall with guest cloakroom and useful cloaks cupboard and door to; the sitting room with a lovely bay window to the front aspect and stunning slate feature wall with fittings for a wide screen TV, solid oak ledge and contemporary italkero flame effect gas fire.

There is a separate dining room currently used as a children's playroom and at the heart of the house a stunning open plan kitchen, dining family room with bi fold doors opening to the garden. The kitchen is fitted with an extensive range of contemporary cabinets with quartz worktops incorporating a built in aeg double oven and 5 ring gas hob, aeg fridge freezer and zanussi dishwasher. To the side of the kitchen is the laundry room again with quartz worktops and space for an automatic washing machine.

Stairs from the hallway lead up to the first floor landing with doors off to; the master bedroom with a modern en suite shower room; double bedroom two with a modern en suite shower room; there are three further bedrooms and a modern family bathroom with a shower situated over the bath.

## OUTSIDE

The delightful rear gardens which overlook open fields have been beautifully landscaped with a raised deck terrace off the bi-fold doors creating a wonderful entertaining area linking with the inside. There is a lawned area and impressive raised pond with waterfall feature. Mature trees provide screening and privacy.

Find and navigate to the exact location of this property by searching its 3 word address  
[///cushy.cave.piper](http://cushy.cave.piper)

## SERVICES

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND G - Wychavon

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 all four main providers have limited coverage indoor and likely coverage outdoor.

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

Offers Around £600,000

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.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Worcestershire Office**  
01562 546969  
[worcestershire@berrimaneaton.co.uk](mailto:worcestershire@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

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