



6 Rackfields Drive, St Mary's Place, Kidderminster, Worcestershire, DY10 2JP

BERRIMAN
EATON

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Double fronted detached family home built by Signature homes in 2022 with generous and contemporary accommodation ideal for family living.

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 2022 by Signature Homes to their Aspinall design this modern family home offers spacious and flexible living accommodation conveniently situated close to the centre of Kidderminster. Featuring a double aspect kitchen dining room , separate utility room, separate sitting room and study/playroom, the house has a pleasant aspect to the rear and offers "ready to move into" accommodation.

ACCOMMODATION

The house has a shared driveway to the side with space for two cars which leads to the single garage. The entrance door opens to a central hallway with guest cloakroom and cloaks cupboard with doors to a pleasant sitting room which overlooks the garden which has attractive panelling as a feature wall. The study to the front of the house would also make a lovely children's playroom. The double aspect kitchen diner is a bright and spacious family area with ample room for a large dining table and chairs, the kitchen is fitted with an ample range of contemporary cabinets which incorporate an Indesit double oven and 4 ring hob, built in dishwasher and fridge freezer. Tiled flooring runs throughout. The adjoining utility room has space for a washing machine .

Upstairs there are four bedrooms the master features an en suite shower room with double shower. The family bathroom has an electric shower over the bath.

OUTSIDE

The rear garden is lawned with a gate to the drive and enjoys a pleasant aspect.

Find and navigate to the exact location of this property by searching its 3 word address [///open.ties.leaned](https://open.ties.leaned)

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

COUNCIL TAX BAND E – South Staffordshire

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 there is some limited coverage indoor and all four of the main providers have likely coverage outdoor.

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

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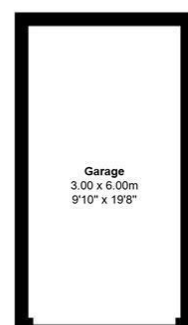
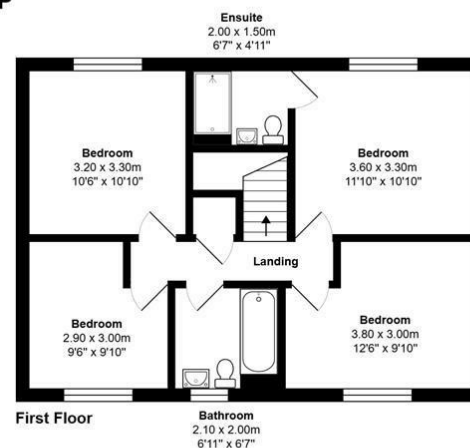
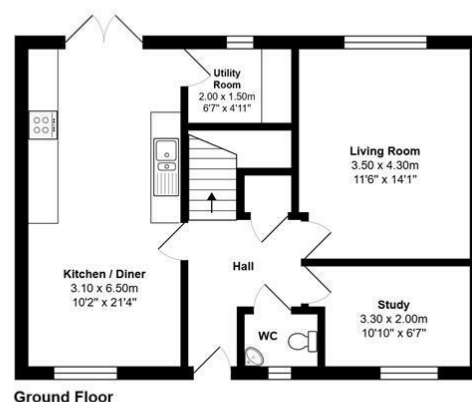
Asking Price
£355,000

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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Total Approx Area: 116.0 m² ... 1248 ft² (excluding 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.

