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# Allan Morris

estate agents



## 18 Reservoir Road, Kidderminster, Worcestershire, DY11 7AP

This freehold detached family home occupies a large plot with private gardens having a lovely westerly aspect, a large garage/workshop and good off-road parking. The house offers spacious accommodation, with three double bedrooms, PVC double glazing, gas-fired central heating and is situated in an established residential area with good local amenities and is within walking distance of Brinton Park.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677  
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Price £475,000

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## GENERAL INFORMATION

### TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

### COUNCIL TAX BAND: D

(Wyre Forest District Council)

### EPC RATING: C

(Energy Performance Certificate)

### DIRECTIONS

From Kidderminster town centre: take Oxford Street and then the third island exit into the A451 The Ringway. At the island by the bus depot take the second exit into Stourport Road. Proceed past Brinton Park and take the third turning on the right into Reservoir Road, where the property will be found at the top of the road on the left.

AMP:2407/D1

**18 Reservoir Road  
Kidderminster  
Worcestershire  
DY11 7AP**

## GENERAL DESCRIPTION

**This freehold detached family home occupies a large plot of approximately 0.14 acre with good off-road parking and private gardens with a lovely westerly aspect, in an established residential area with good local amenities and is within walking distance of Brinton Park.**

**The house has PVC double glazing (front windows replaced May 2024 under a 10 year), gas-fired central heating and offers spacious accommodation comprising:**

### Ground Floor

**A reception hallway with a toilet; lounge; family room; fitted breakfast kitchen; and a side hallway.**

### First Floor

**Gallery landing with space for desk; three double bedrooms; and a family bathroom.**

**In addition, the property benefits from a boarded loft, large garage/workshop, large store/passageway and off-road parking for up to five cars.**



Ground Floor

First Floor

Not to scale.

For general guidance purposes only and not to be taken as a statement of fact

Viewing is strictly by prior appointment via:  
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub  
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755  
or Email: [ampsales@allan-morris.co.uk](mailto:ampsales@allan-morris.co.uk)

#### IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

**MEASUREMENTS** - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

**FIXTURES AND FITTINGS** - Only those items specifically mentioned in these details are included in the sale price.

**SERVICES** - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

**LETTINGS** If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

**VIEWING** - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.  
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

An enclosed double glazed porch with tiled flooring, ceiling light point and a double glazed front door opening to the RECEPTION HALLWAY having stairs to the first floor, doors to lounge, family room and kitchen, built-in store cupboards, understairs cloaks cupboard with tiled flooring, radiator, fitted shelving, fold-down desk, filing cabinet and ceiling light point. Cupboard with a drawer housing the electric meter, radiator behind an ornate screen, two ceiling light points and a door to:

#### FITTED CLOAKROOM

Having a low flush w/c and wash hand basin with fitted cupboards below, fitted shelving, part tiled walls, tiled flooring, extractor fan, radiator and three inset ceiling spotlights.

#### LOUNGE 13'10" x 12'2" (4.22m x 3.71m)

(Measurements include bay & recesses) having a feature fireplace with a coal effect gas fire, double glazed bay window to front, radiator, TV aerial point, ceiling coving, three wall light points and a ceiling light point.

#### FAMILY ROOM 15'7" x 12'1" (4.75m x 3.68m)

(Measurements include arch) having a gas fire, double glazed window to rear, radiator, TV aerial point, two wall light points and two ceiling light points.

#### FITTED L-SHAPED BREAKFAST KITCHEN 13'5" x 9'5" < 16'2" (4.09m x 2.87m < 4.93m)

(Measurements include units) having a range of base and wall units with work top surfaces, breakfast bar, single bowl/single drainer sink with vegetable preparation bowl, built-in electric oven and five ring gas hob with cookerhood over, recesses for fridge/freezer, dishwasher, washing machine and tumble dryer. Part tiled walls, tiled flooring, door to side hallway, radiator, TV aerial point, nine inset ceiling spotlights and a wall mounted 'Alpha' gas-fired combination boiler, installed in January 2020.

#### SIDE HALL

Having a double glazed door to rear garden, door to garage, tiled flooring, radiator, fitted shelving and ceiling light point.

From the reception hall, the stairs with balustrade lead up to the GALLERY LANDING having double glazed window to front, space for a desk, radiator, doors to three bedrooms and bathroom, two ceiling light points and an access hatch with a pull-down ladder to the BOARDED LOFT.

#### BEDROOM ONE 19'7" x 13'2" (5.97m x 4.01m)

(Measurements include dormer and exclude built-in cupboards) having a six door built-in cupboard across one wall, double glazed dormer window to front, radiator, ceiling light point and eight inset ceiling spotlights.

#### BEDROOM TWO 12'2" x 11'11" (3.71m x 3.63m)

(Measurements include fitted furniture) having fitted furniture comprising: a double wardrobe, chest of drawers with shelving and mirror, and a corner wardrobe with cupboards over; chest of drawers; linen box; and shelving. Double glazed window to front, radiator and ceiling light point.

#### BEDROOM THREE 12'2" x 9'10" (3.71m x 3.00m)

Having a double glazed window to rear, radiator and ceiling light point.

#### BATHROOM 7'8" x 5'9" (2.34m x 1.75m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with cupboard below and a lit & heated mirrored cabinet over; and a panelled bath with shower and screen over. Tiled walls, wall cupboard, obscure double glazed window to rear, radiator, extractor fan and three inset ceiling spotlights.

#### OUTSIDE

#### LARGE GARAGE 19'8" x 13'3" (5.99m x 4.04m)

(DOOR: Width 10'7" 3.23m & Height 7'3" 2.21m) having a roller shutter door to front, concrete base, door to side hall, light and power points.

#### PARKING

The house and garage are approached over a tarmac drive providing off-road parking for up to six cars behind a wall with ornate railings.

#### STORE/PASSAGE 28'4" x 6'11" (8.64m x 2.11m)

(Measurements include shelving) having fitted storage shelving across one wall, double glazed doors to front and rear, concrete base, light and power points and two access points to the roof space.

#### GARDENS

The house stands behind a front garden with a screening of mature trees and shrubs. To the rear, the property benefits from a private rear garden with a lovely westerly aspect, comprising: a paved patio across the rear of the house, with a water tap and a wall with ornate railing and steps leading up to a decked terrace beneath a pergola and a paved terrace with a low wall and steps leading up between mature shrubberies to the lawn at the rear with a timber shed.