



Connells

Osprey Park Drive
Kidderminster



Property Description

This spacious detached family home is situated on a quiet cul-de-sac backing into Spennells Valley Nature Reserve, the property is ideally located for access to local schooling and amenities, the facilities of the town and the transport links, including commuting to Birmingham and the newly built Kidderminster train station. The well proportioned internal accommodation briefly comprises: Entrance hall with cloakroom of, a fitted kitchen, a spacious dining lounge, four generously sized bedrooms and a family bathroom. The property also benefits from a conservatory, double garage, driveway and picturesque rear garden.

Approach

Set back from the roadside, behind a lawned area with mature tree, driveway for several cars sits in-front double garage, gate to side offering covered access to rear garden, door onto enclosed porch.

Enclosed Porch

Door to front elevation, door onto entrance hallway.

Entrance Hallway

Door onto enclosed porch, staircase rising to first floor, panelled radiator, ceiling light point, doors leading to; ground floor W/C, kitchen, lounge and through to garage via under-stair utility.

Fitted Kitchen

15' 5" x 8' 11" (4.70m x 2.72m)

A well maintained kitchen having matching wall and base units, roll edge work surface, inset sink and drainer with mixer tap, integrated gas hob with cooker hood above, eye level fitted electric cooker, integrated washing machine and fridge/ freezer, tiled walls and floor, ample storage cupboards and work surfaces, double glazed window to front elevation, door to side offering covered access to garden, ceiling light point, archway onto dining area.

Dining Lounge

32' 7" x 11' 1" (9.93m x 3.38m)

The hub of the home, a spacious lounge combining both dining area and lounge.

Dining area directly off the kitchen and connected via a feature archway, ample space for dining table and chairs, double glazed window onto rear garden, panelled radiator, ceiling light point.

Lounge offering access to conservatory via double glazed french doors, electric fire with feature surround, TV point, fitted carpet, panelled radiator, ceiling light point, additional double glazed window to rear garden.

Conservatory

13' 3" x 6' 9" (4.04m x 2.06m)

Double glazed door onto rear garden and directly onto decking with canopy cover, tiled floor, panelled radiator, wall light point.

Utility

8' x 3' 10" (2.44m x 1.17m)

Access via door in hallway which is located under the stairs, offering additional space for storage, tiled floor, panelled radiator, wall light, door onto garage.

First Floor Landing

Fitted carpet, access to board loft which has a ceiling light point and pull down ladder, built in storage cupboards, ceiling light point, doors onto;

Bedroom One

13' 6" x 12' 3" (4.11m x 3.73m)

Master bedroom having double glazed window to rear elevation, fitted carpet, panelled radiator, built in wardrobes, TV point, ceiling light point, door and step up onto dressing area and ensuite.

Ensuite/ Dressing Area

Dressing area with a step up onto ensuite.

Dressing area having frosted double glazed window to side elevation, additional built in storage/ wardrobes, fitted carpet, ceiling light point, step up into ensuite.

Ensuite comprising off low flush W/C, wash hand basin, shower cubicle, fitted carpet, tiled walls, spotlights, radiator.

Bedroom Two

14' 6" max x 12' 7" max (4.42m max x 3.84m max)

Second double bedroom having double glazed window to front elevation, wood effect laminate floor, TV point, panelled radiator, spotlights.

Bedroom Three

Third double having double glazed window to front elevation, wood effect laminate floor, spotlights, panelled radiator, ceiling light point, built in storage area.

Bedroom Four

9' 5" x 8' 6" (2.87m x 2.59m)

Fourth generously sized bedroom with double glazed window to rear elevation, fitted carpet, panelled radiator, ceiling light point.

Bathroom

Frosted double glazed window to rear elevation, low flush W/C, wash hand basin, panelled bath with shower over and glass shower screen, tiled walls, ceiling light point, radiator.

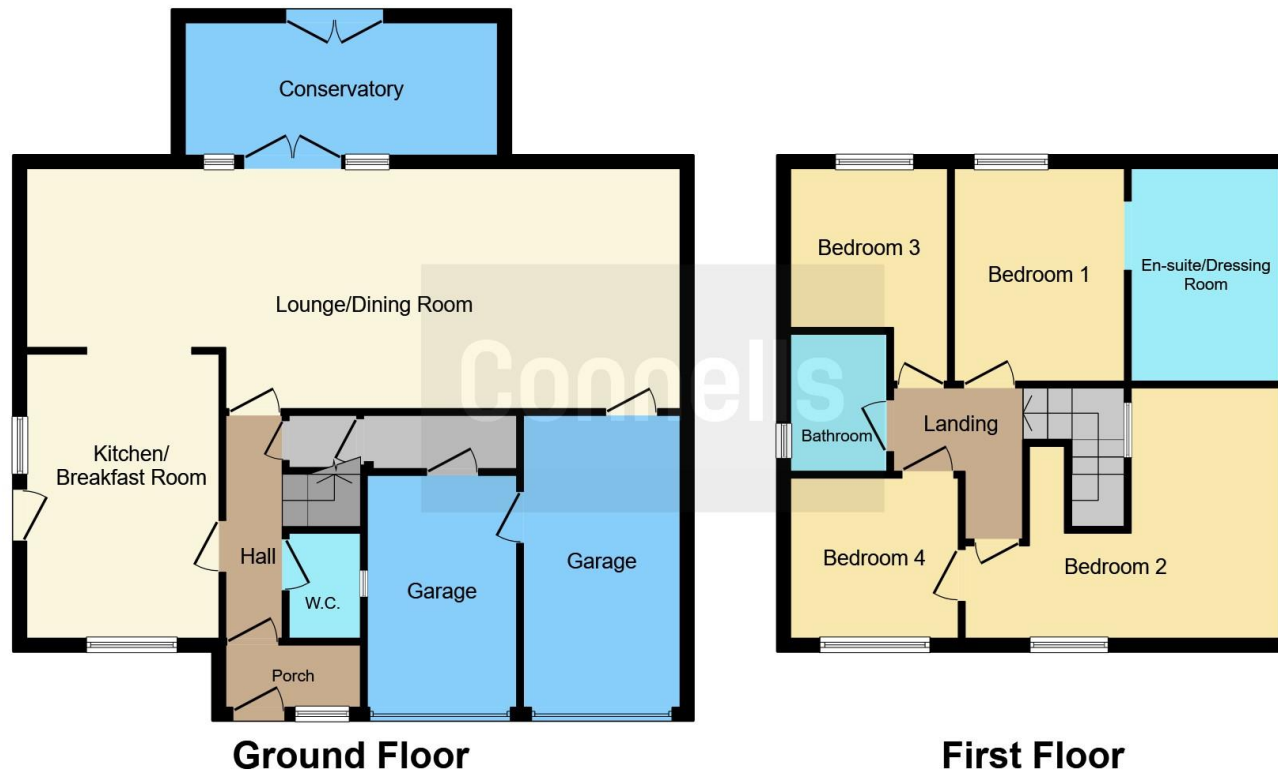
Rear Garden

Enjoy the seasons change from this private rear garden which enjoys views and looks out onto Spennels Valley Nature Reserve. Large decking area with canopy cover offers an ideal space for table and chairs, further garden having patio and flower/ shrub and mature tree boarder, pond with feature waterfall, summer house (which benefits from being alarmed, electrics and data point and would make the ideal office space), green house, gate to side of property allowing access to front elevation.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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