



**Connells**

Garganey Court  
KIDDERMINSTER



## Property Description

Deceptively spacious and well-presented four bedroom family home, situated in the sought after location of Spennells Valley. Boasting local amenities including a supermarket, primary school, play area and playing field, this is the perfect property for a growing family!

On approach, a block paved driveway provides off-road parking to the front, with garage access. Stepping inside, an entrance hall with stairs to the first floor and ground floor WC greets you. Into the spacious lounge, which leads into the kitchen, utility area, dining room and conservatory. To the first floor, you will find a master bedroom with en-suite, three further bedrooms and a family bathroom. Gas central heating and double glazing throughout.

Externally, Garganey Court boasts an enclosed rear garden.

## Front Elevation

Neatly presented block paved driveway, providing off-road parking. A sheltered car port sits to the side of the property with access via an up and over door. A small garden area to the front with established trees and shrubbery.

## Entrance Hall

Spacious and welcoming hallway boasting wooden flooring, a ceiling light point, panelled radiator and a staircase up to the first floor.

## Cloakroom

Comprising a wash hand basin and WC. Wooden flooring and a ceiling light point.

## Lounge

19' 1" x 13' ( 5.82m x 3.96m )

Spacious living space, boasting a large double glazed window to the front and a double glazed window to the side, flooding the room with bright, natural light. A stunning fireplace with brick surround, wooden flooring, two ceiling light points, a panelled radiator and a television aerial point.

## Kitchen

10' 1" x 9' 10" ( 3.07m x 3.00m )

Fitted kitchen boasting a range of wall and base units and work surfaces. Integrated fridge freezer, inset sink and drainer unit and a double oven with large hob and extractor fan. Ceiling beams, partially tiled walls, tiled flooring and a ceiling light point. Double glazed window to the rear.

## Utility Area

7' 1" x 5' 4" ( 2.16m x 1.63m )

Additional kitchen space offering space and plumbing for a washing machine, ceiling light point and a double glazed window to the side.

## Conservatory

9' 8" x 8' 3" ( 2.95m x 2.51m )

Bright and airy living space offering tiled flooring, a ceiling light point, wall-mounted electric heater and double glazed windows to

the rear and sides. Double glazed French doors to the side lead out to the patio area.

## First Floor Landing

Staircase up from the entrance hall onto the first floor landing, boasting two storage cupboards, ceiling light point and a double glazed window to the side. Doors off to bedrooms and bathroom.

## Bedroom One

13' x 9' 7" ( 3.96m x 2.92m )

Spacious double bedroom offering fitted carpet, mirror fronted sliding wardrobes, a panelled radiator, ceiling light point and a double glazed window to the rear.

## En-Suite

Comprising a wash hand basin, WC and walk-in shower cubicle with glass door. Fitted carpet, ceiling light point, panelled radiator and a double glazed frosted window to the side.

## Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )

Double bedroom offering fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

## Bedroom Three

10' 5" x 9' ( 3.17m x 2.74m )

Third bedroom boasting fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

## Bedroom Four

10' 5" x 7' ( 3.17m x 2.13m )

Fourth bedroom offering fitted wardrobes, carpet, panelled radiator, ceiling light point and a double glazed window to the front.

## Family Bathroom

White suite comprising a wash hand basin, WC and panelled corner bath with shower over. Tiled flooring, partially tiled walls, panelled radiator and a ceiling light point. Double glazed frosted window to the side.

## Outside

## Rear Garden

Spacious enclosed garden boasting a patio area to the rear, with a large lawn beyond. Established trees and shrubbery surrounding. Garage accessed via a side door.

## Garage

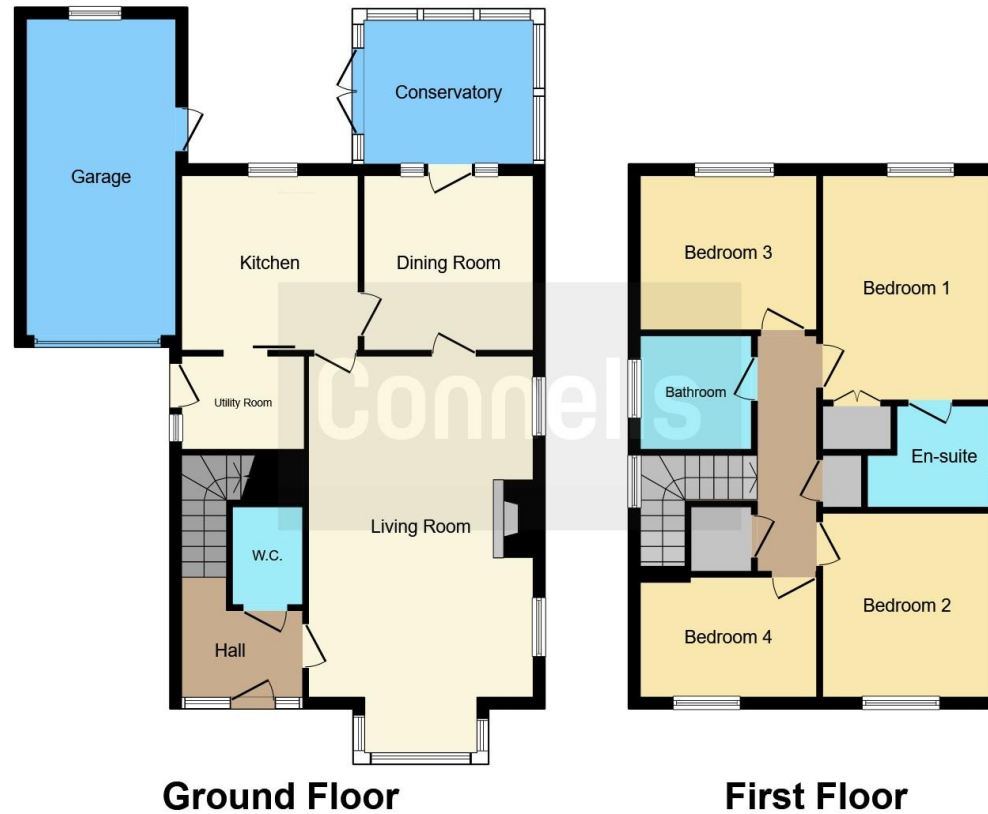
18' 5" x 8' 7" ( 5.61m x 2.62m )

Spacious garage offering additional storage/living space. Accessed via an up and over door to the front, door from the rear garden to the side and a double glazed window to the rear.









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**

**view this property online [connells.co.uk/Property/KMR310450](http://connells.co.uk/Property/KMR310450)**

Tenure: Freehold



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