



Connells

Kendlewood Road
Kidderminster



Property Description

Impressively spacious family home situated in an ideal location, with routes including the A451 and A449 just a stone's throw away, perfect for commuting and accessing surrounding areas. Backing onto the stunning Podmore Pool, providing privacy and scenic woodland views to the rear of the property. Just a short walk away is Broadwaters Mill Park, perfect for scenic walks or picnics with the family!

On approach, a neatly kept driveway sets the tone for the rest of the home, with off-road parking space, garage and gated rear access. Stepping inside, a welcoming hallway branches off to a spacious lounge and stunning kitchen/diner. Heading upstairs, three generously sized bedrooms and family bathroom house the first floor, with a large attic room to the second floor. Double glazing and gas central heating throughout.

To the rear of this property are private undercover, secure workshops from which a small business has been successfully run for several years. The extra space these workshops provide is an advantage not only for business purposes but also for those in need of extra storage space, require a private office, a gym area, hot tub room, children's play room, games room, hobby room, bar, all whilst enjoying the beautiful private views of Podmore pond. Steps to the side lead down to a further garden space with artificial grass, gravelled edges perfect for plant pots, established shrubbery and an additional secure storage building.

Front Elevation

Neatly presented driveway to the side providing off-road parking, garage and rear access. Gravelled area to the front with an edge area full of established shrubbery and plants with a small brick wall boundary. Paved path leading to the front door with space for plant pots.

Entrance Hall

Welcoming hallway boasting built-in storage under the stairs, hard flooring, ceiling light point, panelled radiator and a double glazed window to the side.

Lounge

22' 6" x 12' 4" (6.86m x 3.76m)

Spacious yet cosy living area offering a stunning feature fireplace, surround and hearth, fitted carpet, ceiling light point, panelled radiator and a television aerial point. Double glazed window to the front.

Kitchen / Diner

18' 9" x 13' 7" (5.71m x 4.14m)

Stunning fitted kitchen offering a range of wall and base units and ample work surface space. Inset sink and drainer unit, space for a double oven with a large extractor fan fitted above and plumbing for a washing machine, dishwasher and tumble dryer. Hard flooring, ceiling light point, double glazed window and door to the rear. Dining area boasting plenty of space for furniture, hard flooring, ceiling light point, panelled radiator and double glazed French doors out to the rear garden.

Ground Floor Guest Wc

Accessed via the hallway, low flush W/C, wash hand basin, ceiling light point.

First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, ceiling light point and a double glazed window to the side.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)

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

Bedroom Two

10' 4" x 7' 2" (3.15m x 2.18m)

Offering built-in storage, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

Bedroom Three

7' 1" x 7' 1" (2.16m x 2.16m)

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

Bathroom

Comprising a wash hand basin, WC and panelled bath with shower over. Vinyl flooring, tiled walls, panelled radiator, ceiling light point and a double glazed frosted window to the rear.

Attic Room

18' 6" x 13' 8" (5.64m x 4.17m)

Fitted carpet, ceiling light point and two double glazed skylights.

Outside

Garden Space

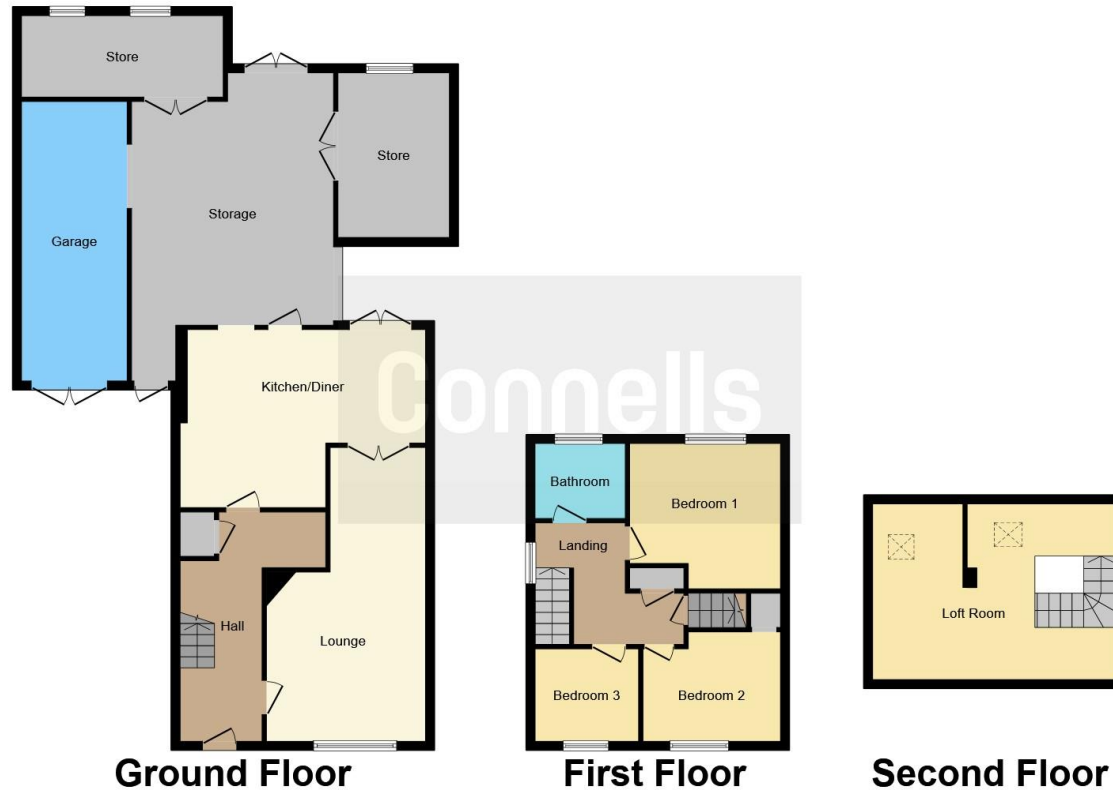
Out from the kitchen into a sheltered outdoor area with artificial grass flooring, power and lighting. Access to two secure storage buildings and a patio area with space for outdoor furniture.

Steps down to further garden space offering artificial grass, gravelled edges perfect for plant pots and established trees and shrubbery. Secure door to a storage building.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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