



**Connells**

Kittiwake Drive  
Kidderminster





## Property Description

Spacious family home backing onto Spennells Valley Nature Reserve, with amenities including a supermarket, pharmacy, primary school and play area all less than half a mile away. Commuting routes including the A448 and A456 near-by, with public transport links running regularly providing easy access to surrounding areas. On approach, a driveway to the front provides off-road parking and double garage access. Stepping inside, a welcoming hallway branches off to the ground floor accommodation including a WC, lounge, dining room, kitchen and utility room. 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, Kittiwake Drive benefits from an enclosed rear garden.

## Front Elevation

Neatly presented block paved driveway providing off-road parking and garage access. Neat lawn area to the front with established bushes, shrubs and a hedge boundary. Gated access into the rear garden.

## Entrance Hall

Welcoming hallway offering fitted carpet, panelled radiator, ceiling light point and a staircase up to the first floor.

## Cloakroom / Wc

Comprising a wash hand basin and low flush

WC, tiled walls and flooring, panelled radiator, ceiling light point and a built-in storage cupboard. Double glazed frosted window to the side.

## Lounge

21' 9" x 11' 6" ( 6.63m x 3.51m )

Spacious living space boasting a feature fireplace with surround, fitted carpet, two ceiling light points and a panelled radiator. Double glazed window to the front and sliding doors to the rear.

## Dining Room

14' 2" x 9' 1" ( 4.32m x 2.77m )

Cosy dining space offering fitted carpet, pendant ceiling light, panelled radiator and a built-in storage cupboard. Double glazed window to the rear.

## Kitchen

12' 5" x 10' 7" ( 3.78m x 3.23m )

Fitted kitchen boasting a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated oven, grill, hob and extractor fan and a breakfast bar with stool seating. Tiled flooring, partially tiled walls, ceiling light point, panelled radiator and a double glazed window and door to the side.

## Utility Room

6' 9" x 5' 2" ( 2.06m x 1.57m )

Offering space and plumbing for a washing machine and tumbler dryer with under-counter space, a wall-mounted boiler, tiled flooring, ceiling light point and a panelled

radiator. Double glazed window to the front.

## First Floor Landing

Stairs up from the entrance hall onto the first floor landing with fitted carpet, a built-in storage cupboard, ceiling light point and loft access.

## Bedroom One

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double bedroom boasting built-in mirror-fronted wardrobes and storage, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the front.

## En-Suite

White suite comprising a wash hand basin, low flush WC and a walk-in shower with a glass sliding door. Tiled flooring, partially tiled walls, panelled radiator, ceiling light point and a double glazed frosted window to the side.

## Bedroom Two

12' 4" x 11' 9" ( 3.76m x 3.58m )

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

## Bedroom Three

9' 3" x 8' 4" ( 2.82m x 2.54m )

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

## Bedroom Four

9' 2" x 7' 2" ( 2.79m x 2.18m )

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

## Bathroom

White suite comprising a wash hand basin, low flush WC and a panelled bath with shower over and a fitted glass screen. Tiled walls and flooring, panelled radiator, ceiling spotlights and a double glazed frosted window to the rear.

## Outside

## Rear Garden

Spacious garden with a patio to the rear and a lawn beyond. Bedding borders surrounding with established shrubs, bushes and trees.

## Double Garage

18' 4" x 16' 5" ( 5.59m x 5.00m )

Accessed via two up and over doors to the front and a pedestrian door to the rear with a double glazed window. Providing power, lighting and great storage space.













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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01562 682 14**  
**E [kidderminster@connells.co.uk](mailto:kidderminster@connells.co.uk)**

28-29 Worcester Street  
 KIDDERMINSTER DY10 1ED

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/KMR311587](http://connells.co.uk/Property/KMR311587)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: KMR311587 - 0004