



36 Hawkstone Close, Kidderminster Worcestershire DY11 5EH

G HERBERT
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EST. 1898

36 Hawkstone Close
Kidderminster
Worcestershire
DY11 5EH

An excellent detached family home adjoining Puxton Marsh to the rear. Situated towards the end of a close in a sought after area.

- Canopy porch, reception hall, cloakroom, lounge, fitted dining kitchen.
- Three bedrooms, en-suite shower room, family bathroom.
- Single garage, in all about 1107sqft.
- Attractive landscaped gardens.

Situation

This superb, detached family home is situated in the sought after Marpool area of Kidderminster with a range of local amenities. Both junior and senior schools are available nearby in Franche and Wolverley.

The house adjoins Puxton Marsh which is a site of special scientific interest. The site extends to approximately 22 acres which is both funa and species-rich. It includes a maintained circular route running along the edge of the river Stour and the two main wetland areas.

Kidderminster town centre is just over five minutes driving distance away which provides an extensive range of facilities including a mainline railway station with connections to Worcester, Birmingham and London. There is good M5 motorway access via junctions 3 at Quinton and 4 at Lydiate Ash.

Description

This very appealing modern family home is about 12 years old. The present vendors have carried out extensive works over the period of the last five years including the installation of an air source heat pump and the landscaping of the garden. The house is double glazed and is ideal for a family.

The property is approached by a canopy porch leading to an L shaped reception hall with cloakroom off.

The double aspect lounge has twin double glazed French doors to the rear gardens.

A well appointed dining kitchen has a range of wall and floor mounted cabinets, four ring gas hob with extractor over, electric oven and slimline dishwasher. There is a tiled floor, wall tiling and double glazed doors to the rear.

The first floor has a central landing with access to rood space leading to three bedrooms. The master has recessed hanging wardrobe space and an ensuite shower room. The family bathroom has a twin head shower over the bath.

Outside

Adjoining long single garage with up and over door, power, lighting, hot water cylinder and door to the garden.

The garage is fronted by a block paved driveway.

Gardens – Attractive slate fore garden with a variety of shrubs. Paved and gated side access.

A really nice feature of this splendid family home is the fine rear landscaped garden with gravel paths and several paved patios with timber walls. There is a further timber deck leading to a useful

side garden area. In the centre of this garden is an area of astroturf.

Additional Features

Tesla electric car charging point, cold water tap and external power points.

GENERAL INFORMATION

Energy Performance

Current Rating: 78C Potential Rating: 89B
Carried out: 3rd December 2024

Services

Mains electricity, water, gas and drainage.

Local Authority

Wyre Forest District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

Directions

What3words ///swing.firm.sticks

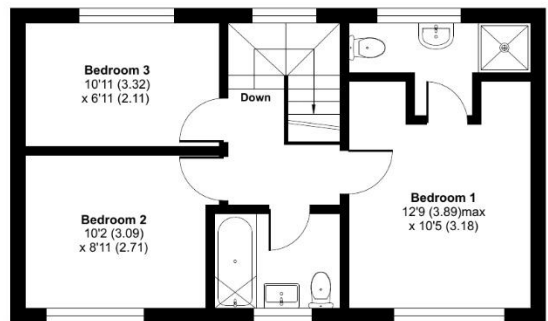
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

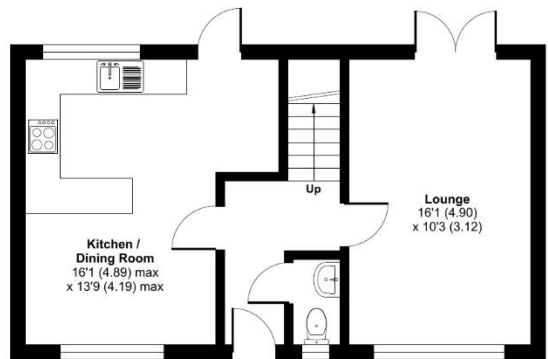
**Hawkstone Close, Kidderminster,
Worcestershire, Kidderminster, DY11**



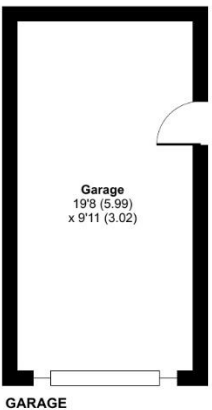
Approximate Area = 912 sq ft / 84.7 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1107 sq ft / 102.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025.
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**G HERBERT
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