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**2 Acorn Road**  
Park Gate,



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2 Acorn Road, Lea Castle, Kidderminster, DY10 3FF

With show home presentation this fabulous double fronted detached 3-bedroom home is ready to move into with no upward chain. It has the added advantage unlike some of the other similar houses on the development that it has a sizeable detached single a garage and generous driveway parking for at least 2 cars.

Constructed by Linden Homes and purchased in August 2022, it benefits from the residue of a 10 year NHBC Buildmark warranty.

Park Gate has all the amenities a family could require on its doorstep and there is a great selection of Ofsted rated schools nearby accommodating children of all ages. There is easy access to Kidderminster and beyond making it an ideal location for commuters including train railway stations at Kidderminster, Blakedown and Hagley.

Providing comfortable living with an energy rating of B, UPVC double glazed windows and gas fired heating. The specification was upgraded and included Karndean flooring to the reception hall, cloak room, dining kitchen, utility, house bathroom and ensuite shower room. The remainder is tastefully carpeted.



The front door with its canopy porch leads to a central reception hall and staircase to the first floor. The guest cloakroom features a low level wc and wash basin.

The attractive lounge has a dual aspect with 2 windows to the side elevation and a window to the front.

The open plan dining kitchen is a really usable family space with flush ceiling lighting and a range of base and wall units in a contemporary high gloss finish together with integrated electric oven, gas hob and stainless-steel extractor cooker hood plus integrated fridge/ freezer and dishwasher. A nice feature is space for a sofa as well as a table and chairs and the ability to open the room to the garden with French door having blinds.

The separate utility room is ideal to keep the washing function out of the kitchen. There are fitted units to match the kitchen together with external access.

At first floor level on the central landing gives access to 3 well proportioned bedrooms with master having ensuite shower room with shower and low level wc and wash basin. All stylishly presented. A similar theme continues through to the house bathroom.







### Ground Floor

#### Living Room

5.59m x 3.11m

18'4" x 10'3"

#### Kitchen/Dining Area

5.59m x 2.70m

18'4" x 8'10"

### First Floor

#### Bedroom 1

3.37m x 3.19m

11'0" x 10'6"

#### Bedroom 2

3.15m x 2.74m

10'4" x 9'0"

#### Bedroom 3

2.78m x 2.78m

9'1" x 9'1"



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The level rear garden is partially walled and provides an attractive external space with scope to landscape as required with patio and path leading to rear gate leading directly to the driveway and garage.

Directions: from Stourbridge proceed along Norton Road A451 leading into Stourbridge road and heading in the direction of Kidderminster. Through Ismere and at Hurcott turning right at the Park Gate Inn. Head in the direction of Wolverley and after a short distance turn right into Lea Castle Drive. Proceed along Lea Castle Drive taking a right into Ash Way and then the first left into Acorn Road.

There is potential to purchase the furniture by separate negotiation.

Freehold  
EPC rating- B  
Council Tax band- D

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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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