



7 Holmwood Avenue, Kidderminster, DY11 6DA

This stunning family home sits on a generous plot and is located just off St John's Avenue within this prestigious area of Kidderminster, which offers great access to local amenities, the Town Centre, and transport links. The substantial home offers flexible accommodation with scope for further extension with planning permission already approved. The well presented interior briefly comprises a living room, dining room, conservatory, kitchen, utility, and cloakroom to the ground floor. Four bedrooms, and bathroom to the first floor, plus a further loft bedroom.

Benefiting further from a generally south facing rear garden, with the option of the rear outbuilding to be included (subject to offer), ample off road parking, large carport, double glazing, and gas central heating. Viewing is essential to fully appreciate the property, and location on offer.

EPC band D.
 Council Tax Band D*.

Offers Around £595,000

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Entrance Door

With double glazed side panels, and opening to the porch area.

Porch Area



Having a double glazed window to the front, radiator, and archway to the hall.

Hall



With stairs to the first floor landing, vertical radiator, double glazed window to the side, and doors to the cloakroom, kitchen, dining room.

Dining Room

12'9" x 10'9" (3.90m x 3.30m)



Having a double glazed window to the side, double doors to the conservatory, coving to the ceiling, and archway to the living room.

Living Room

13'5" x 10'9" (4.10m x 3.30m)



With a featured electric fire with surround, and double glazed windows to the front, and side.

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Conservatory

13'9" x 12'5" (4.20m x 3.80m)



So much more than just a conservatory a wonderful family space having a solid roof with inset spotlights, double glazed windows to the side and rear, wall mounted electric fire, radiator, and walkthrough to the kitchen.



Kitchen

18'4" max x 15'5" max (5.60m max x 4.70m max)



Stunning bi-fold doors open to the rear garden great for entertaining. The kitchen is fitted with wall and base units with complementary work surface over, floor-to-ceiling units, matching central island with inset sink unit, integrated dishwasher and breakfast bar. Having built in twin 'Bloomberg' ovens, built-in microwave and hob with hood over, vertical radiator, skylights to the rear, doors to the utility, and carport.



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Kitchen Outlook



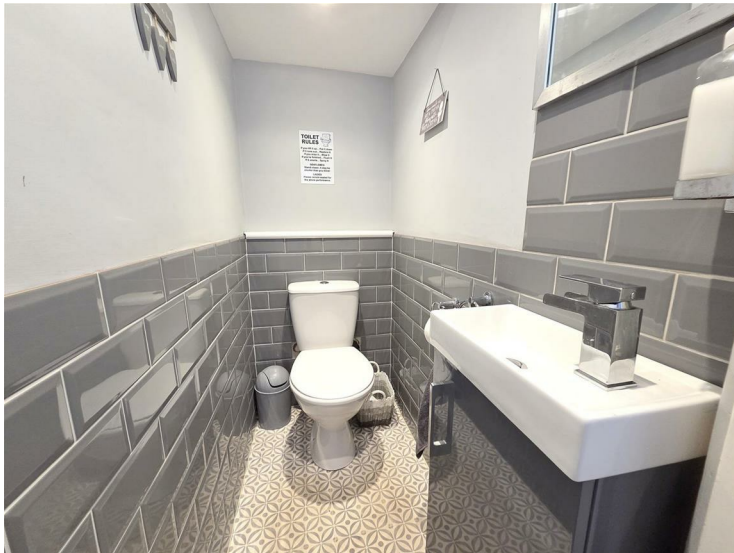
First Floor Landing



Utility

Having a worktop with plumbing for washing machine, and space for under counter appliances, and vertical radiator.

Cloakroom



Fitted with a w/c, and wash basin set to base unit with tiled splash backs,

A split level landing with the first leading to bedroom four and having a double glazed window to the front. The main landing has doors to bedrooms one, two and three, bathroom, and stairs to the loft bedroom with sliding door.

Bedroom One

13'5" x 10'9" (4.10m x 3.30m)



Having a double glazed window to the front, and radiator.

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Bedroom Two

12'9" x 10'9" (3.90m x 3.30m)



Having a double glazed window to the rear, and radiator.

Bedroom Three

10'5" x 8'10" inc. s/cpd (3.20m x 2.70m inc. s/cpd)



Having a double glazed window to the front, storage cupboard, and radiator.

Occasional Bedroom Four

5'6" x 9'10" (1.70m x 3.00m)



Best used as an occasional bedroom or home office, having a double glazed window to the rear, and radiator.

Bathroom



A beautifully fitted bathroom suite having a corner bath with hand half shower attachment to the taps, shower enclosure, with rainfall shower head and handheld attachment, base unit proving storage, inset wash basin and w/c with concealed cistern, inset spotlights, heated towel rail, tiled walls, and double glazed window to the rear.

Loft Bedroom

16'0" x 9'6" (4.90m x 2.90m)



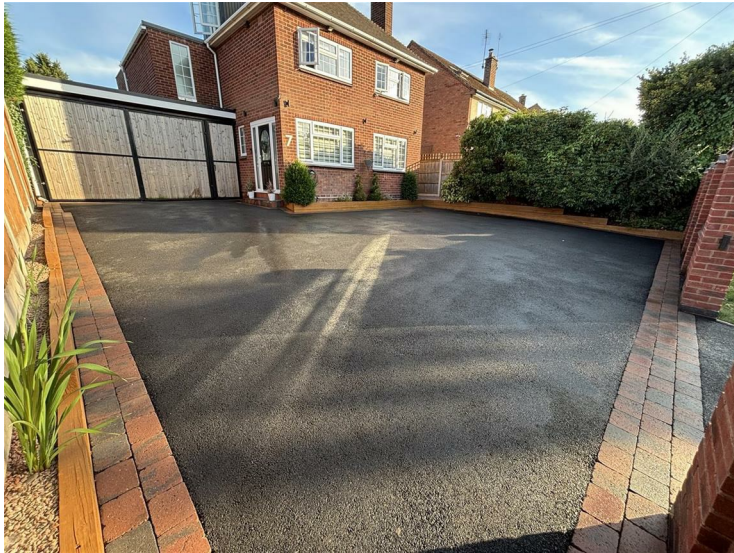
Having skylights to the side and rear, inset spot lights, radiator, storage cupboard, and double glazed window to the side.

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Outside



A private frontage providing ample off road parking, access to the carport and entrance door.



Carport

An expansive space, great for storage and giving access to the garage.

Garage

Measuring approximately 10 meters in length and having an up and over door from the carport and side pedestrian door.

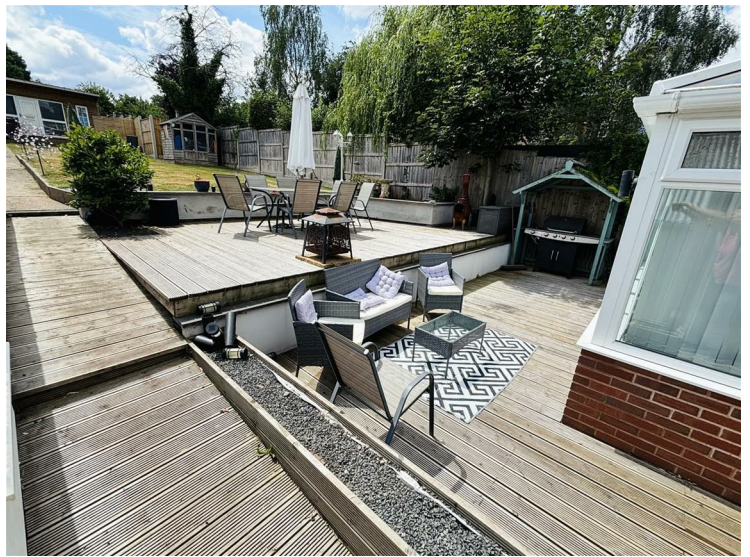
The seller has states the the current asbestos roof is being removed and tiled.

Rear Garden



A beautiful and generally South facing rear garden, having a decked area leading to the extensive lawn, and concluding at the top with the wonderful garden building*.

* Please be advised that the garden building is available subject to offer or separate negotiations.



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Rear Elevation



'The Pub' Interior



Please be advised that the garden building ('The Pub') is available subject to offer or separate negotiations, along with the 6 berth hot tub.

Holmwood Avenue



Plans



The planning reference number is '21/0665/HOU' and for all interested parties to seek clarification via the solicitors on its content.

The seller has also informed us that all the steel work and joists are in place for the side extension and signed off to date. Along with a refitted Worcester Bosch boiler in 2021 ready for the size of the house it potentially could be.

Council Tax

Wyre Forest DC - Band D.
Improvement indicator - Yes

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Fixtures & Fittings

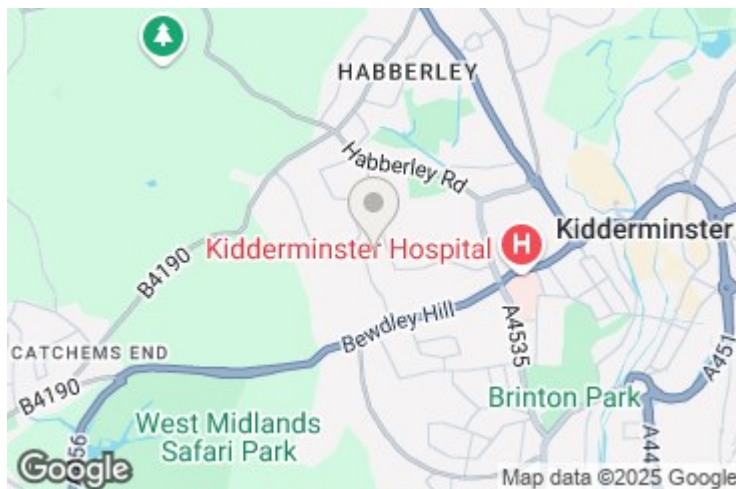
You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

Disclaimer

MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-040725-V1.0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		