



### **19 Hopton Drive, Kidderminster, Worcestershire, DY10 1YP**

This versatile and spacious family orientated home is situated within a cul-de-sac position upon on this incredibly popular location towards the edge of Kidderminster which offers easy access to local Schools, and great transport links including access to the main road networks, and train station. The immaculately presented property offers true flexibility for the modern family with the layout briefly comprising a reception hall, kitchen diner opening to a conservatory, living room linked to a further conservatory, home office, and cloakroom to the ground floor. Four good sized bedrooms, family bathroom, and ensuite shower room to the first floor. Benefitting further from a fabulous rear garden, gas central heating system, off road parking, and garage.

Viewing is essential to fully appreciate the location and property to its fullest, contact us today to book your viewing.

EPC band - D.

Council Tax Band - E.

**Offers Around £475,000**

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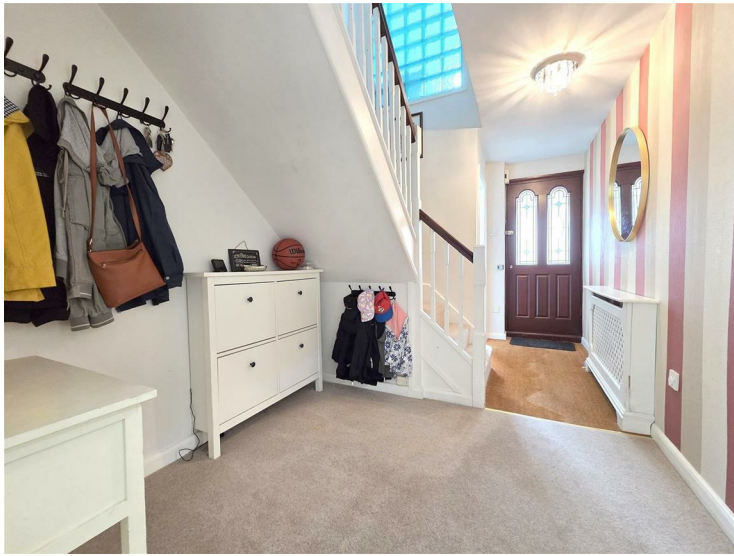
### Entrance Door

Opening to the porch.

### Porch

Having a door to the hall.

### Reception Hall



Having stairs to the first floor leading with spacious storage area beneath, radiator, and doors to the living room, kitchen diner, and cloakroom.

### Living Room

16'4" x 12'5" (5.00m x 3.80m)



With a feature media wall having shelving, storage and wall mounted electric fire, plus radiator, double glazed double doors with side panels opening to the rear garden, and open to the 'Victorian' styled conservatory.



### Conservatory

10'9" x 7'6" (3.30m x 2.30m)



The beautifully restored 'Victorian' styled conservatory is a fantastic feature of the property which adds an additional dimension to the living room. With an eye-catching glazed roof, double glazed windows to the side and rear, and double doors opening to the rear garden, plus radiator, and door to the garage.

## 19 Hopton Drive, Kidderminster, Worcestershire, DY10 1YP

### Office

16'4" x 7'10" (5.00m x 2.40m)



Offering a versatile space currently utilised as an office and recreational space, accessed either via the garage or through its own double glazed double doors to the front, electric underfloor heating, and having a radiator.

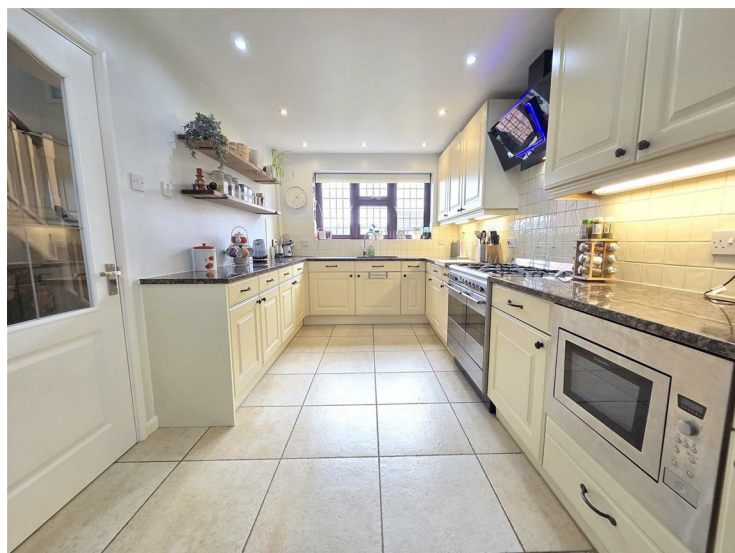
### Kitchen Diner

25'7" x 8'6" (7.80m x 2.60m)



The modern layout of a kitchen diner being open plan with the conservatory makes this a great family space and for entertaining.

### Kitchen Area



Fitted with wall and base units having a complementary granite worksurface over, inset one and a half bowl unit with mixer tap and drainer, space for 'Range' style oven with extractor fan over (current oven may be available via separate negotiations), built in microwave, integrated dishwasher and fridge, tiled splash backs, double glazed window to the front, and inset spot lights.

### Dining Area



Having a vertical radiator, tiled flooring, decorative floor to ceiling paneled section, inset spotlights, and open to the conservatory.

## 19 Hopton Drive, Kidderminster, Worcestershire, DY10 1YP

### Conservatory

13'9" max x 6'10" max (4.20m max x 2.10m max)



With a solid ceiling and roof, having a tiled floor, double glazed windows to the side and rear, and double doors opening to the rear garden.

### Cloakroom



Accessed from the reception hall, having a wash basin set to base unit, w/c, mosaic part tiled walls, tiled flooring, radiator, and double glazed window to the front.

### First Floor Landing



With doors to all bedrooms, and bathroom, storage cupboard, loft hatch, and inset spot lights.

### Bedroom One

11'9" to w/robes x 11'5" (3.60m to w/robes x 3.50m)



Having a double glazed window to the rear, built in wardrobes, radiator, and door to the ensuite shower room.

## 19 Hopton Drive, Kidderminster, Worcestershire, DY10 1YP

### Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, w/c, pedestal wash basin, heated towel rail, part tiles walls, tiled flooring, inset spot lights, and double glazed window to the side.

### Bedroom Two

9'2" to w/robes x 11'5" (2.80m to w/robes x 3.50m)



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

### Bedroom Three

13'9" x 8'2" (4.20m x 2.50m)



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

### Bedroom Four

8'10" x 7'10" (2.70m x 2.40m)



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

# 19 Hopton Drive, Kidderminster, Worcestershire, DY10 1YP

## Bathroom



Fitted with a white suite comprising a free standing bath with shower attachment to the taps, pedestal wash basin, w/c heated towel rail, part tiled walls, tiled flooring, glass block work to the landing, inset spot lights, and double glazed window to the front.

## Outlook



## Outside



Having a driveway providing off road parking, and access to the garage, plus decorative fore garden.

## Garage

Fitted with utility area having a base unit with worktop over, one and a half bowl sink unit with mixer tap space for under counter appliance, and plumbing for washing machine. Plus wall mounted Worcester 'Combi' boiler, motorised roller door to the front, and pedestrian doors to the office and conservatory.

## Rear Garden



Having a patio area to the rear of the property, two outdoor taps, steps leading to the lawn which has established borders and offering a Summer House and Pergoda, both with electrics.



Rear Elevation



### Council Tax

Wyre Forest DC - Band E.

### 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.

### 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.

### 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.

### 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.

### Disclaimer

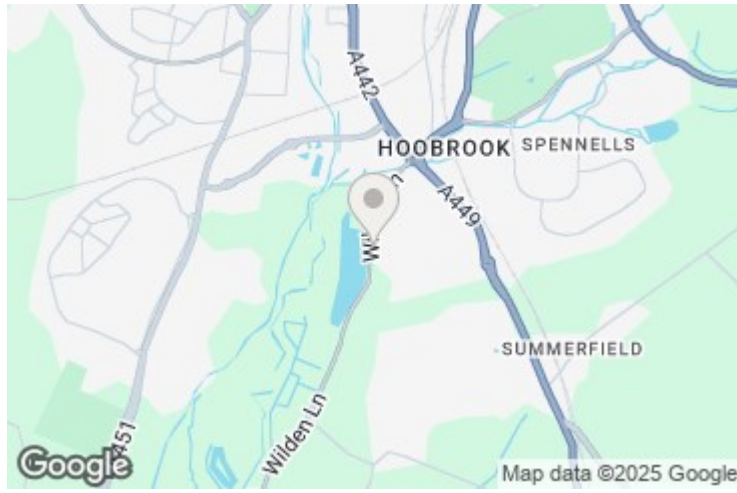
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

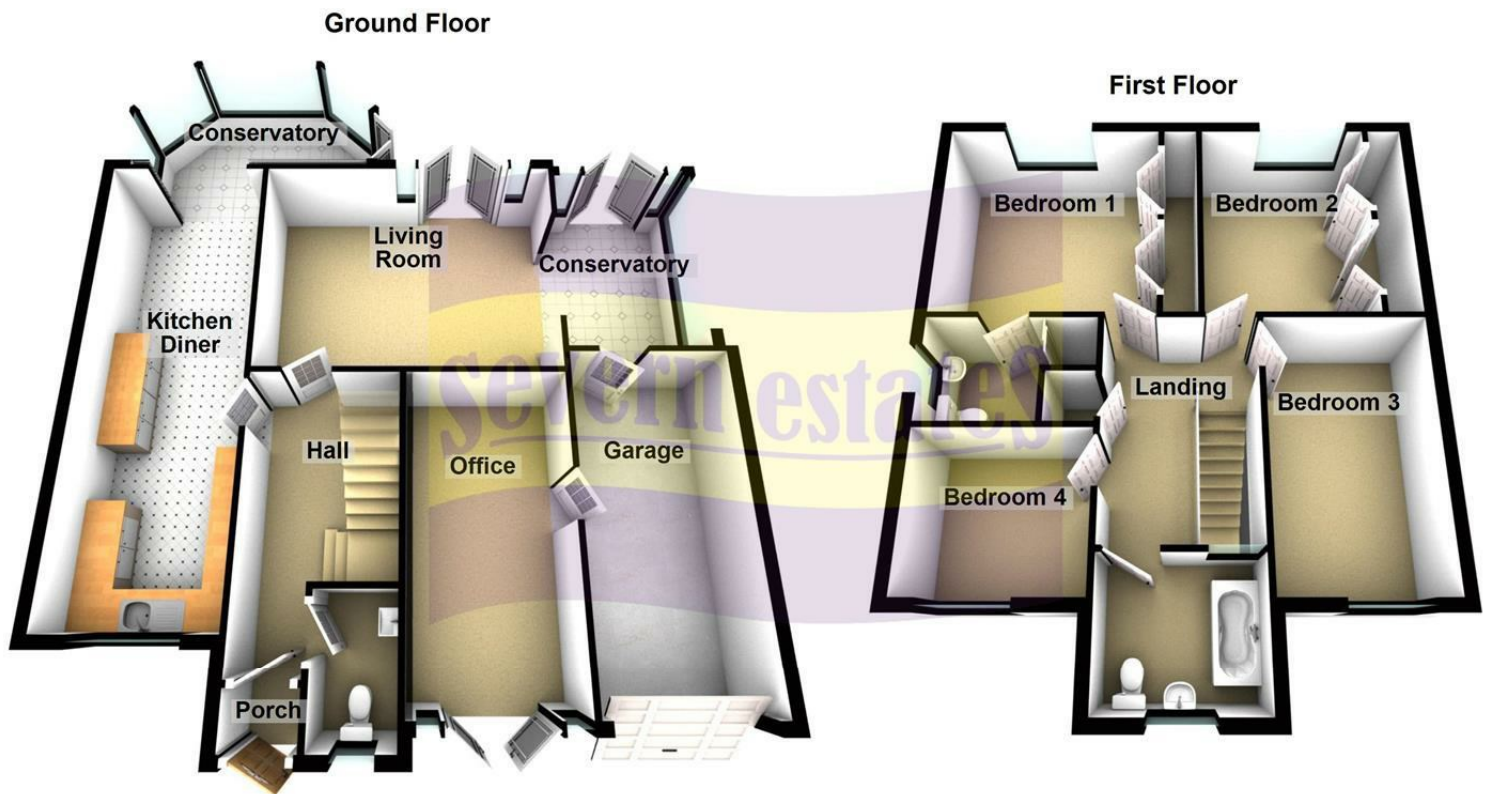
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RF-090825-V1.0



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| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) <b>A</b>                          |         |                                                                                                              |
| (81-91) <b>B</b>                            |         |                                                                                                              |
| (69-80) <b>C</b>                            |         | 77                                                                                                           |
| (55-68) <b>D</b>                            | 66      |                                                                                                              |
| (39-54) <b>E</b>                            |         |                                                                                                              |
| (21-38) <b>F</b>                            |         |                                                                                                              |
| (1-20) <b>G</b>                             |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive 2002/91/EC  |