



Taylors

Orchard Grove, Caunsall, Kidderminster, Worcestershire, DY11 5YE

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Delightfully situated in this semi-rural address, and with countrywide views to the front, this BEAUTIFULLY PRESENTED AND THOUGHTFULLY PLANNED, FOUR BEDROOM, SEMI-DETACHED FAMILY HOME, is not only favouring a great setting, but moreover, affords an arrangement of accommodation with many appealing features and quality appointments.

Throughout the property, the décor is tasteful and well-considered, embracing sympathetic modern themes alongside a traditional 'feel'. Of course, as a traditional home, it is great to witness a nod to the property's heritage, but for family living, those all-important modern appointments ensure convenience and style. In this regard, particular attention must be drawn to the EXTENDED OPEN PLAN BREAKFAST KITCHEN which continues to the DINING ROOM AREA, which has views to the garden. Leading off the kitchen, a versatile 'boot room' has multi-functional use.

Tenure: Freehold. Construction: Standard. Services: All mains. Broadband/ Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band C. EPC B

Reception Hall

Sitting Room - 4.69m x 4.22m (15'4" x 13'10")

Open Plan Breakfast Kitchen - 6.69m x 2.82m (21'11" x 9'3") At widest points

Dining Room Area - 3.85m x 2.66m (12'7" x 8'8")

Boot Room - 6.58m x 1.87m (21'7" x 6'1")

Utility Room - 1.95m x 1.35m (6'4" x 4'5")

Guests Cloakroom/WC

Landing

Bedroom One - 3.8m x 3.6m (12'5" x 11'9")

Ensuite - 2.1m x 1.24m (6'10" x 4'0")

Bedroom Two - 3.2m x 2.95m (10'5" x 9'8")

Bedroom Three - 3.33m x 2.82m (10'11" x 9'3")

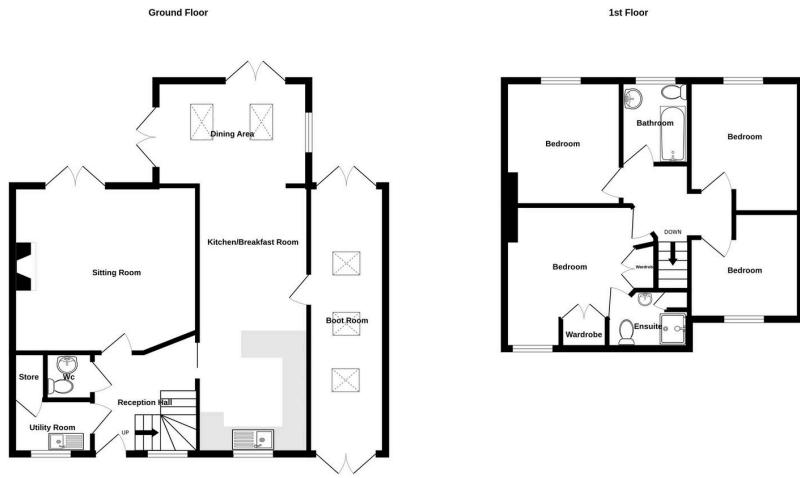
Bedroom Four - 2.83m x 2.6m (9'3" x 8'6")

Bathroom - 2.24m x 1.57m (7'4" x 5'1")



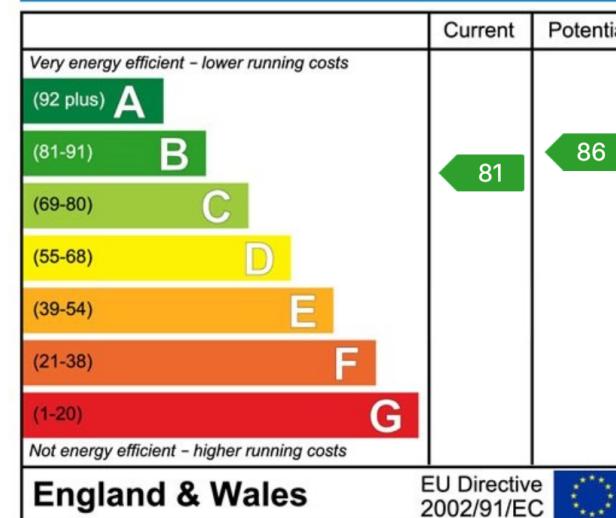


- STUNNING COUNTRYSIDE LOCATION
- FOUR BEDROOMS (MASTER WITH ENSUITE)
- VERSATILE BOOT ROOM
- LEVEL REAR GARDEN
- SOLAR PV AND BATTERY STORAGE SYSTEM
- FARMLAND VIEW TO THE FRONT
- IMPRESSIVE COMBINED DINING KITCHEN
- LARGE DRIVE
- A THOUGHTFULLY IMPROVED FAMILY HOME
- EV CHARGER



Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating



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