



Chartley House
56A Hillgrove Crescent | Kidderminster | Worcestershire | DY10 3AR

CHARTLEY HOUSE

A detached, four-bedroom residence set on a generous plot of circa 0.34 acres, along a prestigious road in Worcestershire. Chartley House has a total area of 2,926 sq ft and boasts an outdoor swimming pool, a double garage, multiple reception rooms and an office; making it a spacious, high-status family home.



Ground Floor:

Walking into Chartley House takes you into an entrance hallway with solid oak flooring. To the left, double-glazed doors lead into a spacious sitting room, featuring bi-fold doors opening onto the rear patio and an impressive inglenook fireplace with a gas fire. A second sitting room provides additional living space. The kitchen, located off the dining room, includes a family room, perfect for modern living. A utility room offers direct access to the garage and the side of the property. There is a third reception room, positioned at the front of the house, overlooking the driveway. A guest cloakroom/WC is conveniently located on the ground floor. There is potential to convert this into a shower room and utilise the third reception room as a fifth bedroom; providing for multi-generational living.















First Floor

The first floor is configured of four double bedrooms and a large, contemporary family bathroom. The spacious main bedroom features fitted wardrobes and an ensuite shower room.













Outside

Chartley House is approached along a private driveway shared with two other properties. This leads to a private driveway with ample parking to the front of the property. There is a double garage with electric doors providing access directly into the property. To the rear of the property is a lawned garden, with a fabulous backdrop of woodland, an outdoor swimming pool and entertaining patio. There is an additional side patio boasting a south facing aspect and a modern, well-kept, fishpond.





LOCATION

Chartley House lies along the most prestigious road in Kidderminster; Hillgrove Crescent. Hillgrove Crescent is on the east side of Kidderminster giving direct access to Blakedown, Hagley and Chaddesley Corbett.

The nearby town of Bewdley is recognised for its Georgian architecture and recreational culture, with a wide range of shopping and professional services, including small supermarkets, a selection of pubs and restaurants, bakery, butchers and pharmacy.

Kidderminster boasts all local amenities along with newly developed canal side restaurants. The recently renovated Kidderminster train station offers direct services to Birmingham, Worcester and surrounding towns/villages.

Hagley has a wide range of local amenities and home to the Grade I Listed Hagley Hall Estate, which is only 6 miles to the north east and the Severn Valley Railway may be accessed at Kidderminster with onward passage to the riverside town of Bewdley, at the heart of the Severn Valley.

The West Midlands Safari Park may be found between these two historic towns. All of which makes for a location that provides for access to the best that north Worcestershire has to offer with a lifestyle of village pubs, shops and amenities; as well as the Clent Hills with a network of country paths and bridleways.

Central Birmingham is 19 miles to the east. It is a city of international importance, both commercially and culturally, as defined by its magnificent library, town hall and Symphony Hall; the home of the Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 14 miles south providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the north, east and south east, as well as greater Birmingham and the surrounding industrial and commercial areas. The M42, accessed via the M5 enables for onward travel to the M40 and London (126 miles). The M5 J6 at north Worcester provides access to the south west, Cheltenham and its racecourse (42 miles), Gloucester and Bristol (46 miles). The M42 also offers access to Birmingham International Airport (19 miles).

The railway station at Blakedown enables for easy travelling to the Black Country and Stourbridge (6 miles) and thereafter to central Birmingham for fast onward travelling around the UK and to London. The Worcestershire Parkway Railway Station, situated to the east of Worcester, off J7 of the M5, increases the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.

If education is a priority, then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. These include The Old Swinford Hospital School at Stourbridge, Holy Trinity School at Kidderminster, Heathfield School at Wolverley (3.2 miles), Bromsgrove School (8.9 miles), Malvern College (24 miles), The Kings Schools and Royal Grammar School at Worcester (14 miles) and The King Edwards Schools in Birmingham. Winterfold House Preparatory School at Chaddesley is under 2.9 miles south west.

For days out and recreation, Hillgrove Crescent is well placed for ready access to the north Cotswolds and Broadway (35 miles), as well as Stratford-upon-Avon (30 miles), Great Malvern (24 miles) and the Malvern Hills and Ludlow (25 miles). The west coast of Wales, at Aberdovey, is 95 miles.





Services, Utilities & Property Information

Utilities: Mains electricity, water and drainage. Gas-fired central heating.

Services: CCTV or similar security system in place and operational.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Tenure: Freehold.

Local Authority: Wyre Forest District Council - Council Tax Band G.

EPC Rating: C.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am–5.30 pm

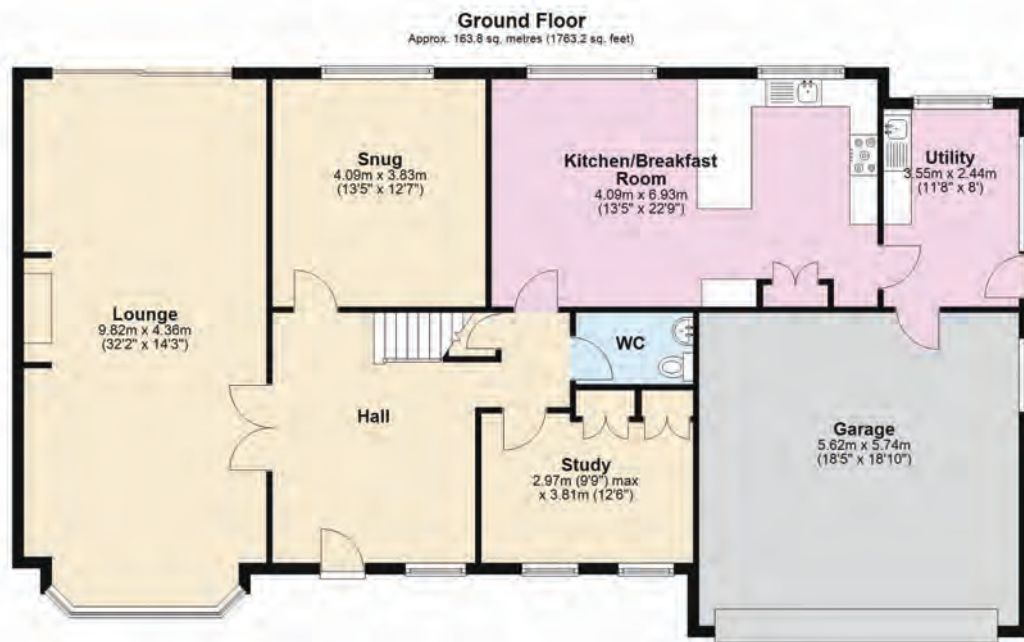
Saturday 9.00 am–1.00 pm



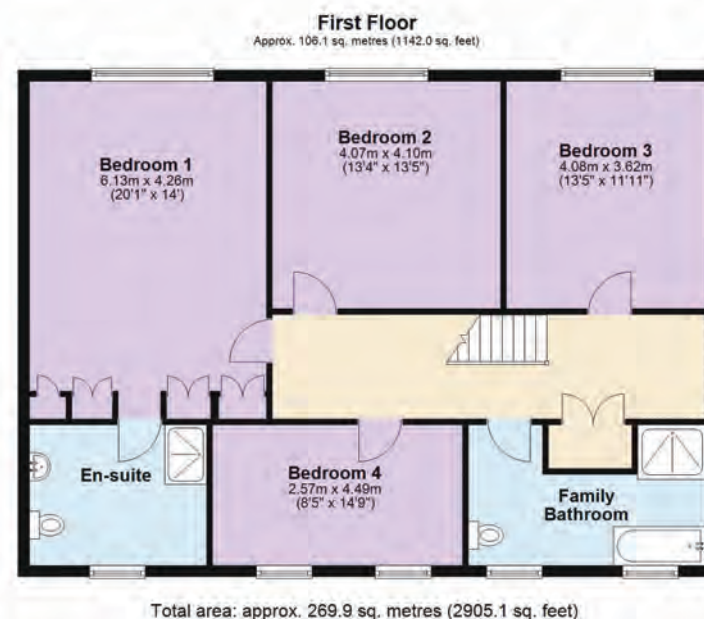
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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