

15 ALDER AVENUE

£480,000



“A spacious and stylish modern family home”

Kidderminster, Worcestershire

On the edge of Kidderminster, enjoying open views and with walking distance of the town's amenities, 15 Alder Avenue is a generous, well-designed home with 4 double bedrooms, 3 reception rooms, double garage, stylish garden and ample parking: providing everything required for modern family living.

- Impressive family home
- 4 double bedrooms
- 3 reception rooms
- Recently refitted kitchen/ breakfast room
- Corner plot with stylishly designed gardens
- Great views, overlooking nature reserve
- Canal-side walks nearby
- Walking distance to amenities



Enter the property into the impressive reception hall, the scale hinting at the rest of the home's proportions; stairs, flanked by a dark timber balustrade, curve up to the first floor. To one side of the hallway sits the first reception room, currently used as a home office but this could just as easily be utilised as a play room or games room. Next to this there is a convenient cloakroom with WC and wash hand basin, alongside a walk-in storage cupboard, great for storing shoes and hanging coats.

To the other side of the hallway, accessed via a set of glazed double doors, lies the large sitting room with an attractive bay window and feature fireplace, housing a cosy wood burning stove: the perfect space in which the whole family can gather for movie night. The room connects directly through to the dedicated dining room, a well-lit space, which opens out onto the rear garden patio.

The stylish kitchen/ breakfast room features new sleek cupboard and wrap-around wall and floor units, providing plenty of storage and counter-top space for food preparation. The kitchen offers all the modern conveniences you would expect in a modern home such as two waist-height, built-in double ovens, full-size American-style refrigerator with ice-maker, built-in microwave, dishwasher, and large countertop hob with overhead extractor. Connecting directly to the rear of the kitchen sits a useful utility space, housing all the home's white goods, providing further storage and housing the newly-fitted Worcester System Boiler. There is also a breakfast bar with integrated wine fridge and four stools at one end of the kitchen: a great place to perch when a friend pops around for a coffee. This end of the kitchen opens out to the garden patio via double French doors.



Upstairs, a large landing echoes the entrance hall below and is illuminated via an attractive picture window which overlooks the front of the property.

The master bedroom suite looks out across Stourvale Nature Reserve to the front: a lovely outlook to be greeted with, each morning. This room benefits from two sets of built-in storage cupboards and an attendant en suite. The three additional bedrooms are also all doubles and feature built-in storage cupboards; the guest bedroom also has its own en suite. The upstairs is completed by a useful landing storage cupboard and the family bathroom: which has attractive half-height mosaic tiling, WC, wash hand basin, bath tub and separate shower enclosure.





Outside: the property has a double driveway, providing ample parking, with a double garage to the rear. Currently utilised as a gym, the garage has two overhead doors and separate pedestrian access. The stylish rear garden has been thoughtfully designed to be low maintenance but highly useable: with zoned areas for lounging, dining and even a communal fire pit area. A further patio area under a wooden gazebo with cover seats a luxurious hot tub, which is included with the property - a perfect set-up for spending an evening with a glass of bubbles - whatever the weather. There is also a wooden garden shed for storage.

Area: The property is located in a peaceful spot, overlooking Stourvale Nature Reserve with walks to the River Stour and nearby canal from your doorstep. The property is within walking distance of the area's many amenities, including cafés, restaurants, public houses, retail outlets, grocery stores, takeaway outlets, gyms, banks and the nearby shopping centres. There is also a school and day nursery, just an easy walk away, and if young people need an outlet to burn off energy, the West Midlands Safari Park, Wyre Forest National Nature Reserve, Go Ape and the Wyre Forest Climbing Wall are all close at hand. The area is well connected to the nearby satellite towns of Stourbridge, Hagley, Stourport-on-Severn, Bewdley and Bromsgrove as well as links to the M5.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	F
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water and drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes (Gig1)

* correct as of instruction date

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

