

# 15 BUTLER BEST WAY

£350,000



“A stylish family home in a great position”

Kidderminster, Worcestershire

Situated just a stone's throw from the Staffordshire and Worcestershire Canal and within easy walking-distance of the local amenities, this beautifully-presented family home has so much to offer, including a delightful kitchen/breakfast room, large living room, rear garden, garage and tandem driveway offering plenty of off-road parking.

- Stylish 4 bedroom property
- Modern kitchen/dining room
- Generous sitting room
- Walking distance to amenities
- Ample off-road parking
- Canal walks on your door step



Enter into the spacious reception hall where two doors lead off to a convenient cloakroom with WC and wash hand basin, as well as a very useful built-in storage cupboard with plumbing for a washing machine and dryer. Stairs lead up to the first floor; the space beneath which is suitable for a small home office area.

The generous sitting room is located at the front of the property and has a large bay window and an attractive, bespoke feature wall to house a TV and large electric fire - perfect for cosying-up during the winter evenings. To each side there are recessed shelves to display cherished photos and memories.

The kitchen/ breakfast room sits to the rear of the property and has a modern look with stylish floor and wall cupboards as well as larger storage. There is an eye-level oven, built-in microwave and dishwasher. Tiled flooring flows through to the dining area, ample in size to accommodate a dining table and further space for a large fridge/ freezer. Beautifully shuttered French doors lead out to the rear garden and patio area.

Upstairs, there are four bedrooms: the master bedroom benefits from an en suite shower room, there is a further double bedroom overlooking the rear garden and one currently used for a walk-in dressing room, with large mirror-fronted wardrobes. The fourth bedroom is used as an occasional snug and Peloton exercise room. A family bathroom completes the upstairs: with WC, wash hand basin, bathtub and separate walk-in shower enclosure.

Outside: The front door is framed by an attractive porch and a large tandem driveway, able to accommodate 3 vehicles, runs to the side of the house and terminates at the garage. There is a useful side access gate into the back garden. A newly-laid patio sits to the rear of the home with a further decked seating area at the very rear of the garden: perfect for lounging in the summer months or enjoying barbecues and evening drinks. The garden is laid to lawn and has a timber garden shed. There is a side-access door to the garage which is currently used for storage and as a home gym, with bespoke lighting and specialised flooring.







**Area:** The property benefits from immediate access to the nearby canal: great for convenient walks. Butler Best Way is also 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*:	E
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water and drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

\* correct as of instruction date



EPC and floor plan available on the website.

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