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**Andrew
Grant**



4 Whitville Close



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Kidderminster, DY11 5AH

This three bedroom extended home combines spacious reception rooms with an established garden, driveway parking and a separate garage.

3 Bedrooms | 1 Bathroom | 2 Receptions | Driveway parking for two cars

An extended mid terrace home with a large central living room and a separate dining and family room opening onto the garden. Twin rooflights distinguish the rear extension, while the enlarged kitchen provides extensive cabinetry and integrated cooking appliances. Upstairs are three bedrooms, including a primary bedroom with fitted wardrobes, together with a shower room. A partially boarded loft with a pull-down ladder provides additional storage. Mature shrubs frame the paved rear garden, complemented by a garage en bloc. Recent improvements include a new roof in 2025, together with a replacement garage roof and door, both approximately two years old.

1004 sq ft (93.3 sq m)

Freehold

The ground floor

Cream Shaker-style cabinetry and dark quartz work surfaces give the extended kitchen a cohesive finish, with cupboards arranged around three sides. A gas hob, extractor and electric double oven complement the preparation space, while a tumble dryer adds further practicality. A broad front window illuminates the sink area.

The large living room forms the central reception space, with an oak fireplace surround providing a focal point, complemented by matching fitted oak storage cupboards and a television stand. Glazed sliding doors connect it to the rear dining and family room, allowing the two spaces to open together or remain separate.

Twin Velux windows and wide sliding garden doors give the dining and family room an airy character and a strong connection to the garden. Windows flank the rear doors, framing the established shrubs beyond and bringing further daylight into the extension.

An enclosed entrance porch creates a useful buffer between the driveway and the main hall. Timber doors introduce the interior, with separate access to the kitchen and living room and stairs rising to the first floor.







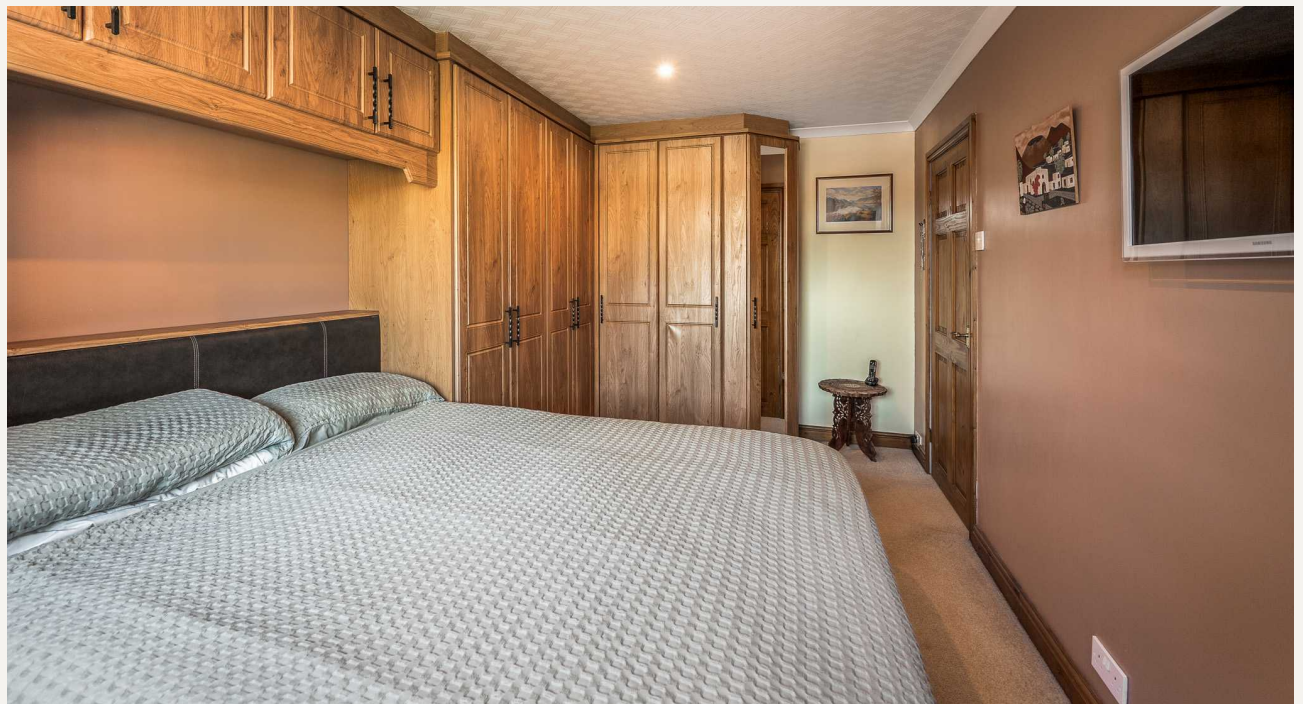
The first floor

An extensive arrangement of fitted wardrobes and overhead cupboards gives the primary bedroom substantial storage, neatly incorporating a recess for the bed. A broad rear window provides an outlook across the garden.

The second bedroom is a double room at the front of the property, with a wide window incorporating diamond patterned glazing. Its uncluttered shape leaves space for bedroom furniture, complemented by a panelled timber entrance door.

Overhead cupboards make effective use of space in the third bedroom, retaining room for a single bed below or an office arrangement. A rear window looks towards the garden, while a fitted drawer unit adds further storage.

The bathroom is arranged as a shower room, with a curved glazed enclosure and contrasting wall panels. A washbasin with cupboard storage and a WC complete the fittings, while an obscured front window provides daylight.

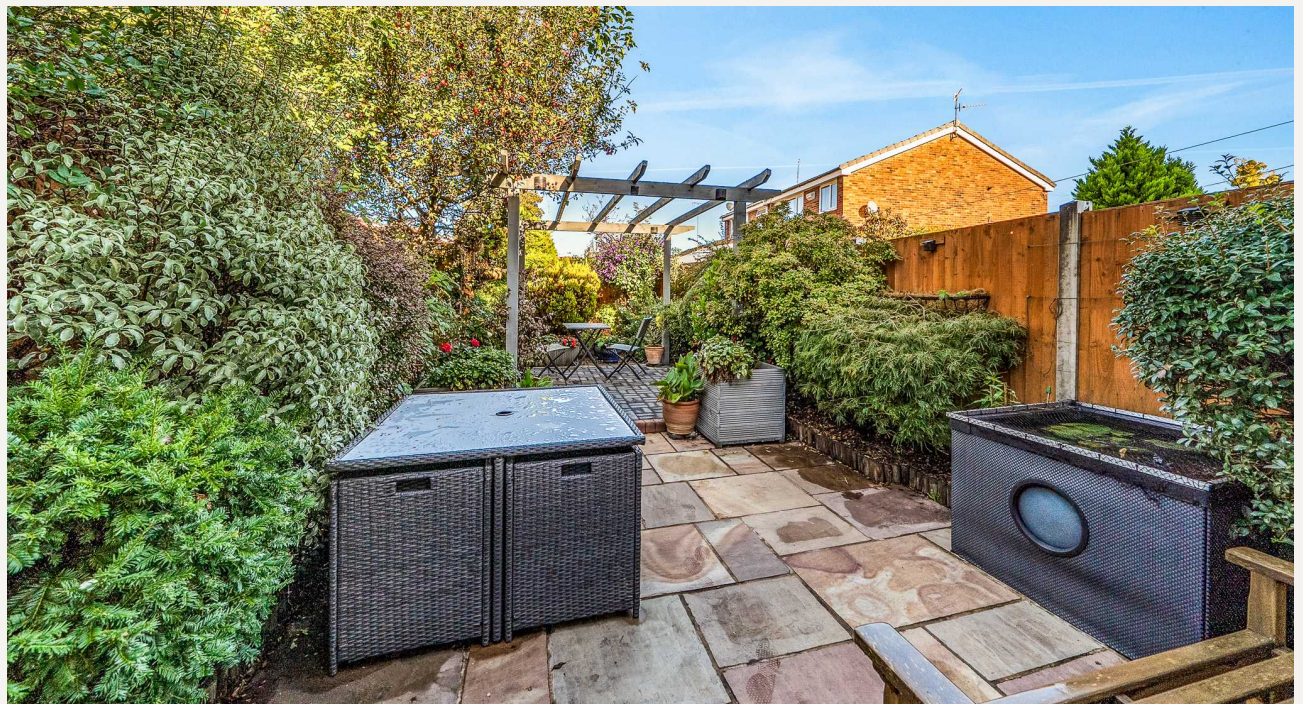




The garden and parking

Mature shrubs give the rear garden an established, leafy character. Paving extends from the dining and family room to a further seating area beneath a timber pergola, with deep borders and timber fencing defining the space. An alleyway to the rear provides additional access to the garden.

The frontage provides driveway parking for two cars immediately outside the entrance porch. A separate garage within a nearby block offers additional covered parking or storage, benefiting from a roof and door replaced approximately two years ago.





Location

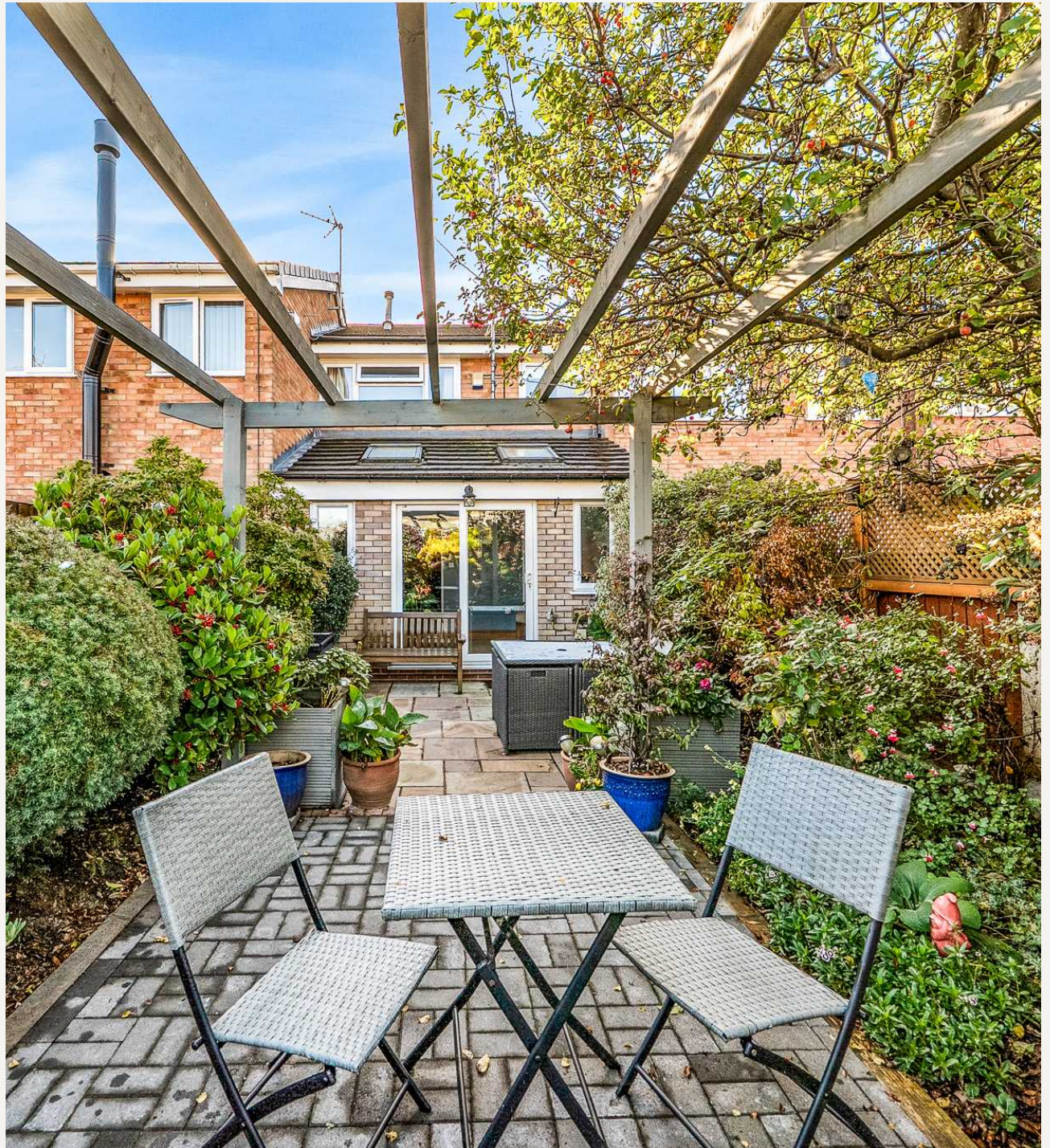
Whitville Close is a residential cul de sac off Franche Road in Kidderminster. Its established setting places local shops, schools and the town's wider facilities within the surrounding area.

Everyday shopping is available locally, with convenience stores in the surrounding neighbourhood and a Sainsbury's supermarket nearby. Kidderminster town centre provides a broader choice of shops, cafés and services.

Schooling in the area includes St Catherine's Church of England Primary School on Marlpool Lane and Baxter College on Habberley Road, providing options for primary and secondary education.

Franche Road connects the neighbourhood with the wider town, while Kidderminster railway station provides connections towards Birmingham and Worcester. Local bus stops offer further public transport options around the area.

For recreation, Habberley Valley Local Nature Reserve offers heathland and woodland walks. The Severn Valley Railway adds a distinctive local attraction, with heritage railway excursions through the surrounding countryside.



Services

The property benefits from mains electricity, gas, water and drainage, with a boiler that is approximately 18 months old.

Broadband Speed

Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

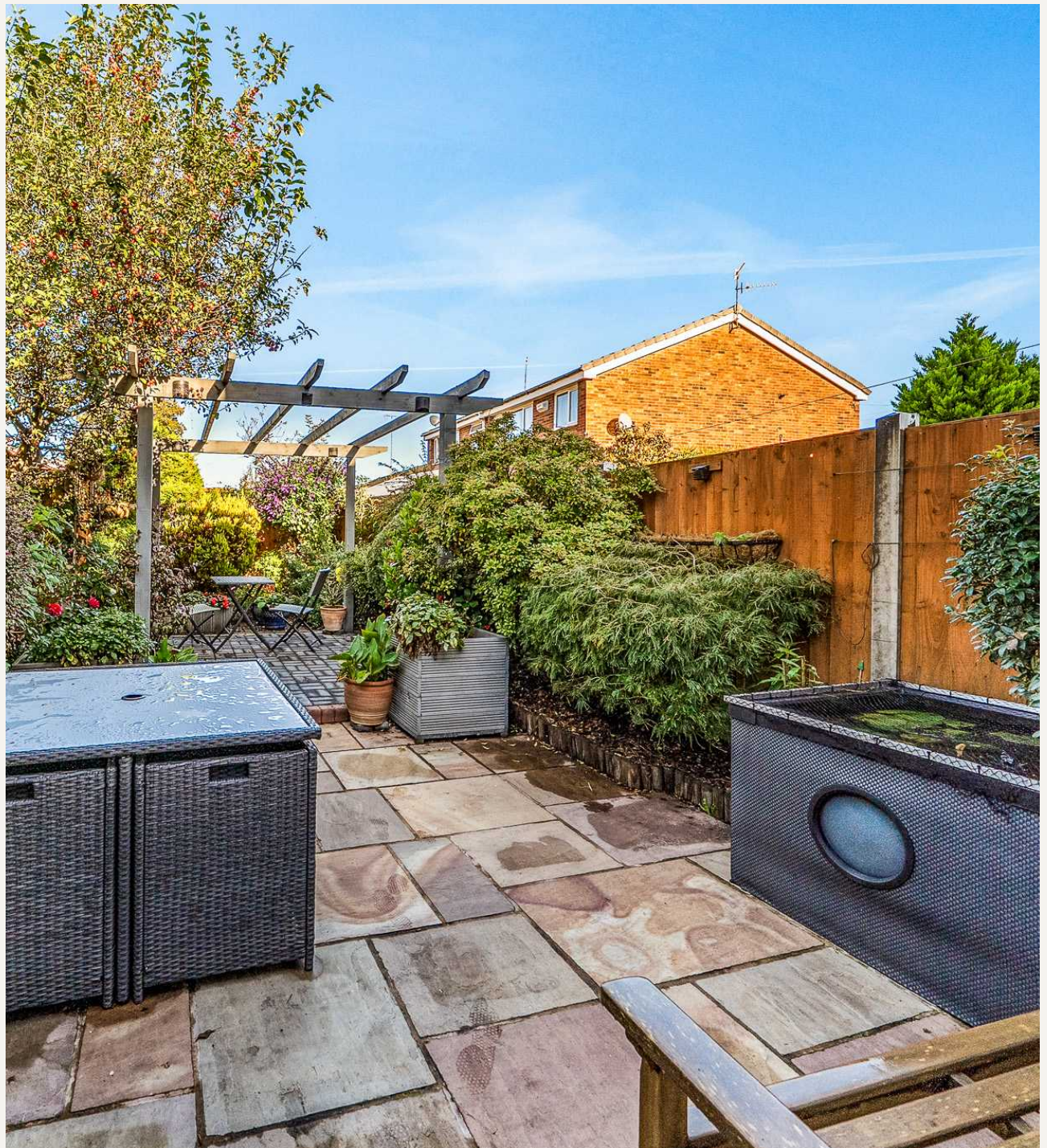
According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: TBC.

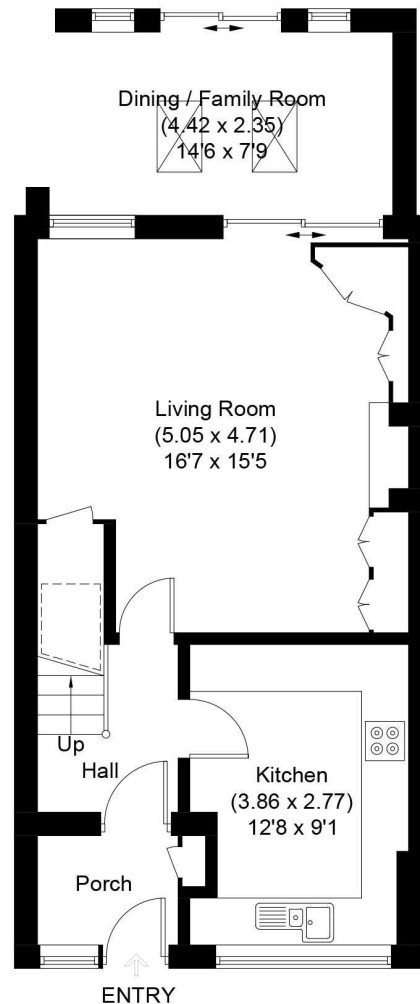
Council Tax

The Council Tax for this property is Band B.

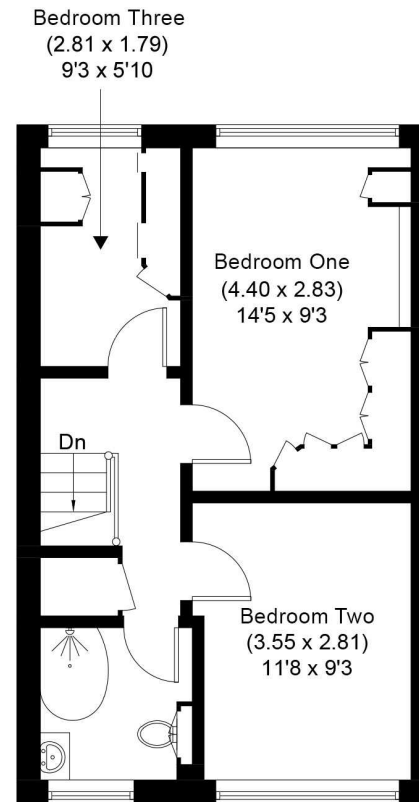


Whitville Close

Approximate Gross Internal Area
 Ground Floor = 54.8 sq m / 590 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 104.9 sq m / 1129 sq ft

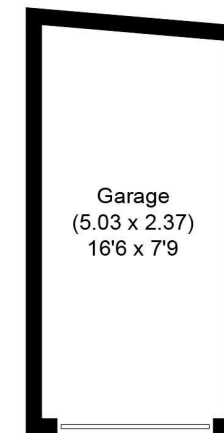


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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