







34 Reservoir Road,
Kidderminster,
DY11 7AP

Offers In The Region Of
£415,000

WALTON
&
HIPKISS

34 Reservoir Road
Kidderminster
DY11 7AP

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Front Reception Room
11'9" (max) x 9'5" (max)
This elegant reception room is a bright and inviting space centred around a charming fireplace with Minton-style tiling surround. Original period features include a sash bay window which fills the room with natural light, adding to the room's character and warmth. The room could easily be used as a formal dining room or main reception room.

Sitting room
15'8" (max) x 12'7" (max)
This welcoming room features an attractive slate fireplace with wood burning stove and has shelving and storage either side, adding character and space for books and décor. Natural light floods in, complementing the warm wooden flooring heritage tones and period features, creating a cosy yet spacious area perfect for relaxation or entertaining guests.

Open Plan Kitchen Diner
23'6" (max) x 15'8" (max)
The open plan kitchen diner is bright and spacious, with skylights that flood the room with natural light. The kitchen is fitted with cream cabinetry, and a farmhouse-style sink and has underfloor heating throughout. A brick feature wall separates the dining area, which comfortably accommodates a family-sized table. Tri-folding doors open seamlessly onto a large decking area, extending the living space outdoors into a beautifully maintained garden. There is access to the utility and cloakroom WC, with new combi boiler and space for a washing machine and drier.

Hallway
The hallway is bright and welcoming, with carpeted flooring and a staircase leading to the upper floors, access to other rooms on the ground floor as well as to the cellar (currently used as a workshop space).

Bedroom 1
15'8" (max) x 9'5" (max)
This master bedroom is a comfortable and restful space, featuring soft carpeting and a large sash window that fills the room with natural light. There is ample space for traditional furniture. A feature cast iron fireplace adds character and warmth, making it a grand yet peaceful retreat.

Bedroom 2
12'7" (max) x 7'9" (max)
A calm and cosy bedroom benefiting from natural light through a south-facing window. The room features neutral décor, matching restored fireplace and built-in shelving for storage or display.

Bathroom
The stylish bathroom combines traditional and contemporary elements, with a white tiled shower enclosure, original cast iron clawfoot bathtub painted in green, and a pedestal sink. Large windows welcome natural light, while tasteful fixtures and fittings create a bright and comfortable space.

Bedroom 3
15'8" (max) x 10'11" (max)
This large attic bedroom offers a peaceful haven with ample space for furniture. The room enjoys plenty of natural light via a south-facing dormer window overlooking the garden, creating a bright and airy atmosphere.

Bedroom 4
15'8" (max) x 7'1" (max)
A smaller bedroom with north facing Velux skylight providing clear views across the town and countryside beyond. As with rear attic room there is generous storage







in the insulated eaves space. It is well-suited for use as a child's room or study.

Ensuite

The ensuite shower room features a stone-tiled floor, a walk-in shower with glass doors, a toilet, and a wooden washstand, combining functionality with rustic charm.

Rear Garden

The rear garden is very secluded and deceptively large due to the L-shape nature and comprises lawns, borders and trees; a productive vegetable patch; and a summerhouse, garden shed and greenhouse. The garden is wildlife friendly and includes a thriving pond and nest boxes.

Terrace / Patio

A decked patio area extends directly from the kitchen diner, perfect for outdoor dining and entertaining. It opens onto the main garden and is framed by mature planting, enhancing the indoor-outdoor flow and offering a pleasant spot to enjoy warmer weather. There is also secure side access leading to the front of the house.

Anti-Money Laundering Regulations

In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements,



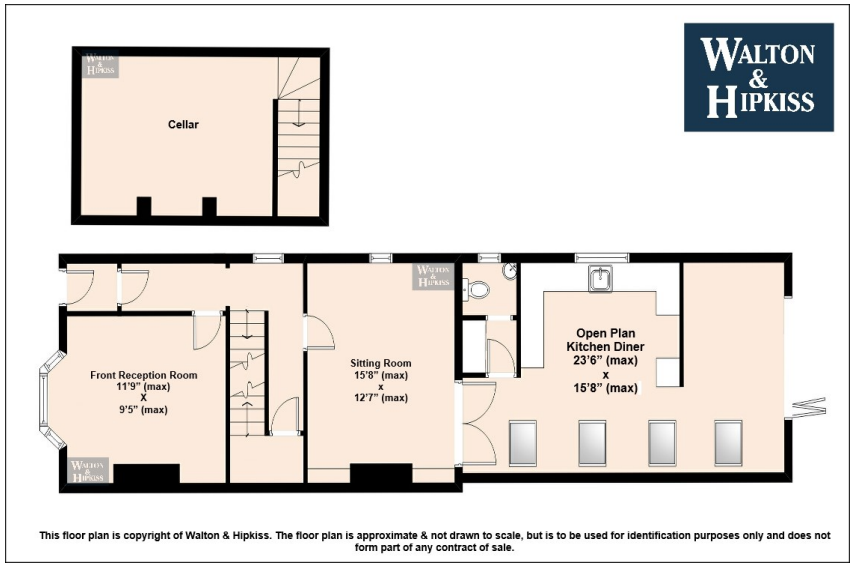
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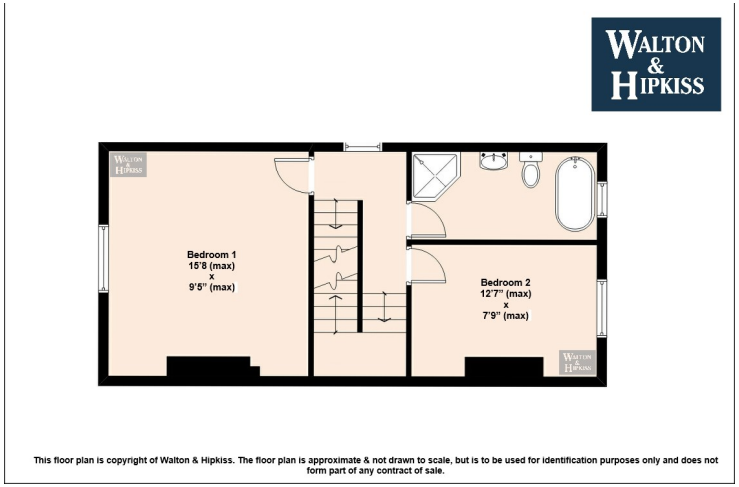
have appointed our trusted partner, Thirdfort, to conduct these checks securely on our behalf.
Once an offer has been accepted (subject to contract), Walton & Hipkiss will send you a secure link from Thirdfort enabling you to complete the required biometric identity checks electronically.
A non-refundable fee of £40 plus VAT per person is payable for this service, an invoice will be created and payment must be completed before proceeding the purchase or sale forwards.
Please note that these checks must be successfully completed before we are able to issue the Memorandum of Sale to the solicitors and formally progress the transaction.
Should you have any questions regarding this process, please do not hesitate to contact our office, where a member of our team will be happy to assist.

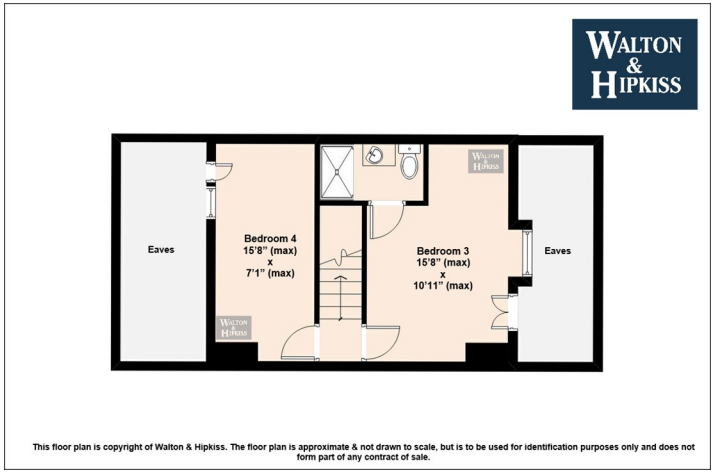




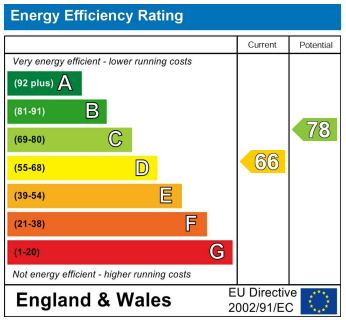








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All fixtures and fittings, unless specifically mentioned in these sale particulars, are strictly excluded from the sale of this property. These particulars are not to form part of a sale contract and may be subject to errors and/ or omissions therefore prospective purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Agents have not formally verified the property's structural integrity, ownership, tenure, acreage, planning/ building regulations' status, or the availability/ operation of services and/ or appliances. Therefore, prospective purchasers are advised to seek validation of all such matters prior to expressing any formal intent to purchase. The property is sold subject to any right of way, public footpaths, easements, wayleaves, covenants, any other issues, or planning/ building regulations' matters, which may affect the legal title. Consequently, prospective purchasers are advised to seek validation of all above matters, prior to expressing any formal intent to purchase. The photographs displayed on these particulars and in our offices have been taken with a digital camera. On some photographs a wide-angle lens is used to enable us to show as much detail as possible.



EPC Rating: D
Council Tax Band: D

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