



Connells

Quayle Court
Kidderminster



Property Description

This spacious three-bedroom townhouse offers flexible accommodation perfectly suited to a variety of buyers, including growing families, professional couples and those seeking space to work from home.

The location provides easy access to Kidderminster town centre, local supermarkets, schools, leisure facilities and transport links, including Kidderminster railway station. Residents can also enjoy nearby canal-sidewalks, parks and the beautiful Wyre Forest, making this an ideal setting for both convenience and lifestyle.

Approaching the property, a driveway provides off-road parking and leads to the integral garage, offering additional parking, storage or workshop potential.

The ground floor welcomes you via an entrance hall with access to a convenient cloakroom/W.C, integral garage and a flexible third bedroom which is currently utilised as a cosy snug, this flexible space could equally serve home office, playroom or hobby room. An adjoining shower room further enhances the practicality of this floor.

The first floor is dedicated to the main living accommodation and comprises a spacious lounge with access onto a balcony. The well-proportioned kitchen/dining room provides ample space for both everyday family life.

To the second floor are two further bedrooms. The generous principal bedroom benefits from fitted storage, a walk-in wardrobe area and an en-suite shower room. Bedroom two is served by the family bathroom.

Approach

Set back from the roadside behind a driveway providing off-road parking, the property benefits from access to an integral garage. A

footpath leads to the main accommodation.

Entrance Hallway

Having entrance door to the front elevation, stairs rising to the first floor, access to the integral garage, doors lead to the guest W.C and the versatile ground floor bedroom, which is served by a shower room.

Ground Floor W/C

Low flush W/C, wash hand basin, wood effect floor, panelled radiator, ceiling light point.

Third Bedroom/ Snug

A versatile ground floor bedroom benefiting from the convenience of a private shower room, offering flexibility to suit a variety of requirements. Currently utilised as a snug, the room could equally serve as a third bedroom, home office or playroom. Having double glazed French doors opening onto the rear garden, wood effect flooring, panelled radiator and ceiling light point.

Shower Room

Having shower cubicle, low flush W/C, wash hand basin, part tiled walls, wood effect floor, ceiling light point.

First Floor Landing

Staircase rising from the ground floor, having fitted carpet, panelled radiator and ceiling light point. Doors provide access to the lounge and

kitchen/dining room, with stairs continuing to the second-floor accommodation.

Lounge

A spacious and well-proportioned lounge benefiting from access to a private balcony, providing an ideal space to relax and unwind. Offering ample room for a range of lounge furnishings, the room further benefits from fitted carpet, panelled radiator and ceiling light point.

Kitchen/ Diner

A smart and well-appointed kitchen/dining room fitted with a range of wall and base units incorporating ample work surface space with inset sink and drainer. Integrated appliances include a hob with cooker hood above, fitted oven, microwave, fridge/freezer, washing machine and dishwasher.

The dining area offers ample space for a table and chairs. Having double glazed windows to the rear elevation, wood effect flooring, panelled radiator and ceiling light point.

Second Floor Landing

Stairs rising from the first floor, having fitted carpet and ceiling light point. Doors lead to two bedrooms and the family bathroom.

Bedroom One

A generous principal bedroom benefiting from an en-suite shower room and fitted wardrobes, providing excellent storage space. Having a double-glazed window to the front elevation, fitted carpet, panelled radiator and ceiling light point.

Ensuite

Fitted with a shower cubicle, wash hand basin and low flush W.C. The room further benefits from part tiled walls, skylight window, panelled radiator and ceiling light point.

Bedroom Two

A well-proportioned second bedroom benefiting from fitted wardrobes and enjoying a double-glazed window to the rear elevation. Having fitted carpet, panelled radiator and ceiling light point.

Family Bathroom

A well-maintained family bathroom fitted with a panelled bath, wash hand basin and low flush W.C. Complemented by part tiled walls and wood effect flooring, the room also benefits from a ceiling light point and sky light.

Rear Garden

A pleasant and enclosed rear garden designed with ease of maintenance in mind, providing an excellent space for outdoor relaxation and entertaining. A paved patio area offers ample room for outdoor furniture, with steps rising to a raised lawned section bordered by mature planting.

Garage

Offering additional storage space and secure parking.

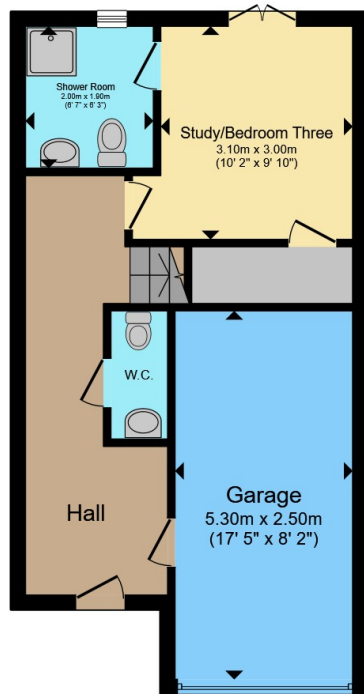
Aml

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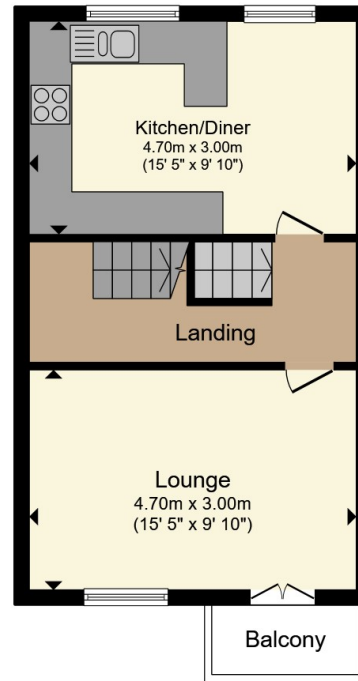








Ground Floor



First Floor



Second Floor

Total floor area 113.5 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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