

property details **approval form**

Spennells Cottage, Spennells Valley Road, Kidderminster, Worcestershire, England, DY10 3HP

Date: 18 May 2026

Property Ref and Version: KMS115960 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£845,000

Tenure: Freehold

>> **key features**

- > DEVELOPMENT OPPORTUNITY
- > OUTLINE PLANNING FOR TWO FOUR BEDROOM DETACHED HOUSES
- > EXISTING THREE BEDROOM COTTAGE
- > PRIVATE LOCATION & EXTENSIVE GARDENS/WOODLAND
- > BACKING ONTO KIDDERMINSTER GOLF COURSE
- > SOLAR PANELS INSTALLED & BATTERY STORAGE INSTALLED JULY 2023
- > NEW GAS COMBI BOILER & NEW HEATING SYSTEM INSTALLED DECEMBER 2023
- > NEW ROOF & LOFT INSULATION INSTALLED ON MAIN HOUSE IN 2023
- > EPC Rating: C

>> **short description**

*** RARE DEVELOPMENT OPPORTUNITY *** OUTLINE PLANNING FOR TWO FOUR BEDROOM DETACHED HOUSES PLUS EXISTING THREE BEDROOM COTTAGE *** PRIVATE LOCATION BACKING ONTO KIDDERMINSTER GOLF COURSE *** NEW GAS COMBI BOILER & NEW HEATING SYSTEM INSTALLED DECEMBER 2023 *** CALL FOR FULL DETAILS! ***

>> **long description**

A fantastic opportunity to develop two detached houses in the grounds of an existing cottage. Each with four bedrooms, garage and parking on large plots within an established natural setting bordering Kidderminster Golf Course.

"... Wyre Forest District Council, as Local Planning Authority, hereby PERMITS in full the: Outline application for the construction of 2 No. dwellings (all matters reserved except access) Spennells Cottage Spennells Valley Road Kidderminster"

Approved 15th May 2025

APPLICATION REF: 24/0683/OUT

Section 106 approved. Details available on request.

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

Two double glazed windows and Quarry tiled floor, door to the lounge.

Lounge

Double glazed window to front and side aspect, timber flooring, exposed beams and two gas central heating radiators, electric fire and door to the kitchen,

Kitchen

Double glazed window to side aspect, secondary glazed window to rear, range of wall, drawer and base units, sink, plumbing for dish washer, gas central heating radiator and door to sitting room, sun room and lounge.

Sun Room

Door to the utility room/WC, window and door to the rear.

Utility Room/Wc

WC, stainless steel sink with drainer, plumbing for washing machine, window to rear aspect and gas central heating radiator.

Sitting Room

Access to dining room, double glazed sliding door to conservatory, gas central heating radiator and stairs to first floor landing.

Dining Room

Double glazed window to rear aspect and gas central heating radiator.

Conservatory

Brick base, tiled floor and double glazed windows and double glazed door to rear.

Landing

Double glazed window to side aspect, double glazed window overlooking the golf course, exposed floorboards and access to loft, door to bedroom two and opening to bedroom three.

Bedroom One

Double glazed window to front aspect, double built-in wardrobe, built-in cupboard and gas central heating radiator.

Bedroom Two

Double glazed window to side aspect, built-in double wardrobe and gas central heating radiator.

Bedroom Three

Single glazed window overlooking the golf course, gas central heating radiator and access to loft.

Bathroom/Wc

Double glazed window to side aspect, WC, wash hand basin, bath, step-in shower cubicle, gas central heating radiator

Your Shipways office: 4 Carlton House, Marlborough Street, KIDDERMINSTER, Worcestershire, DY10 1AY
T 01562 829900 **E** kidderminster@shipways.co.uk

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>> **room description**

and door to cupboard containing the boiler and airing space.

Outside

This property is well set back from the road so offers a very private setting.

Solar Panels

Owned outright and installed on 3rd July 2023. Battery Storage is also owned outright. Further details available upon request.

Agent Note

The council tax band is D.

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>> **property images**



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>> **property images**



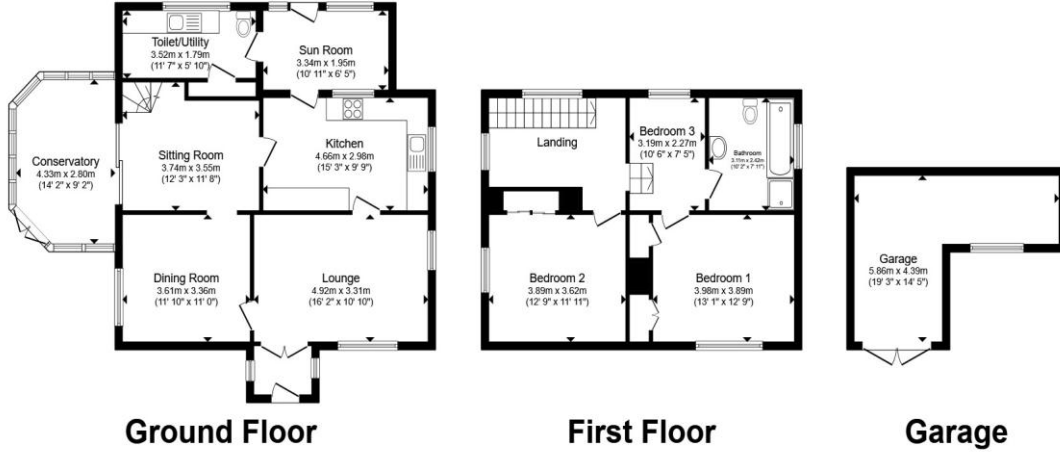
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>> floor plan



Total floor area 159.7 m² (1,719 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



>> approval

	Signature	Date
Robert Moore		
Mrs S.J. Haywood		

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