



21 Fulmar Crescent

Kidderminster, DY10 4HL

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Well-presented family home offering open-plan living, dedicated study and generous bedrooms on a wraparound corner plot with garage and gardens.

- Much improved four-bedroom home with flexible accommodation and quality finishes
- Modern kitchen/diner with integrated appliances and breakfast bar flows into an airy dining room
- Landscaped wraparound garden with raised patio, lawn and mature planting
- The driveway leading to single garage provides parking for two vehicles
- Situated in a popular Kidderminster neighbourhood close to schools, shops and transport links

This much-improved family home offers a contemporary open plan kitchen/diner leading to a spacious dining room and cosy living room with feature fireplace. A separate study provides a quiet workspace, while a utility and cloakroom add convenience. Four well-proportioned bedrooms include a generous primary suite with fitted wardrobes and modern en suite. Outside, the wraparound corner plot features a raised patio, lawn and mature borders. The driveway and garage accommodate multiple vehicles and offer additional storage options. Located in a popular Kidderminster development with easy access to amenities, schooling and transport.

1418 sq ft (131.7 sq m)





The kitchen

The kitchen sits at the heart of the home, designed for both cooking and entertaining. Modern cabinetry and granite work surfaces are complemented by integrated appliances including a double oven and gas hob with extractor. A breakfast bar adds convenience, and the room opens directly to the dining area and utility.





The dining room

The dining room creates an inviting setting for family meals and gatherings. Bi-fold doors open to the patio and garden, while a second set of glazed doors links to the study. The dining area sits between the kitchen and opens into the living room, creating a natural flow between the principal living spaces.





The living room

The living room is arranged for relaxation and conversation. A fireplace with wooden surround forms a focal point, complemented by a broad front window. The space flows into the dining area, and an open stairway rises to the first floor, creating a fluid connection while still retaining a distinct sitting area.





The study

The study provides a quiet home office away from the main living areas. There is ample space for office furniture and storage, while a full height window with vertical blinds looks out to the garden, lending a pleasant backdrop for work.



The cloakroom

The cloakroom is conveniently positioned off the hallway for guests and family. It is fitted with a modern concealed cistern WC and a vanity unit with inset basin and storage. A broad mirror with feature lighting enhances the sense of space.



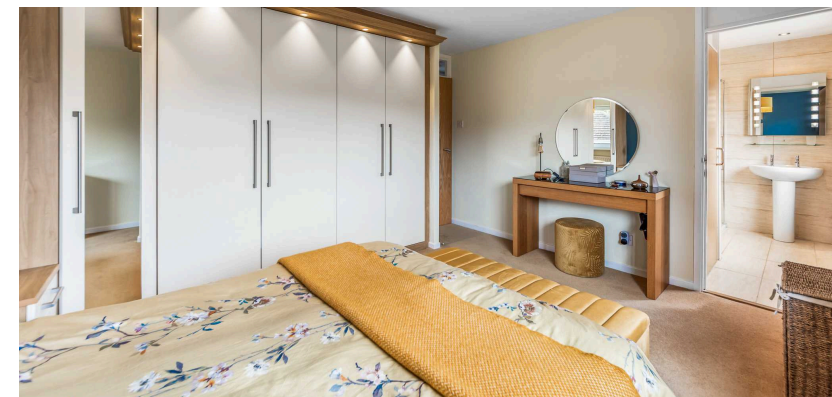
The utility room

The utility room keeps laundry and household chores neatly out of sight. It has a work surface with cupboards and plumbing for appliances, and a glazed roof brings in daylight. A door opens directly onto the garden, and there is also access through to the garage for added convenience.



The primary bedroom

The primary bedroom is a calm retreat with generous proportions. A wall of fitted wardrobes with mirrored doors and integrated lighting provides extensive storage and a stylish backdrop. A window overlooks the front of the home, and a door leads through to the private en suite.





The primary ensuite

The primary en suite complements the bedroom with contemporary finishes. It features a glass shower enclosure with a wall mounted shower unit, a pedestal wash basin with illuminated mirror and a close coupled WC. Tiled walls add a sleek finish and a chrome towel rail keeps towels warm.



The second bedroom

The second bedroom is a well proportioned room with a versatile layout. Twin windows to the rear provide pleasant outlooks and a feeling of space. The room comfortably accommodates sleeping and study areas, making it ideal for guests or family members.





The third bedroom

The third bedroom is a double bedroom with a window to the front aspect providing a pleasant outlook, and the straightforward layout allows for varied uses such as a nursery, hobby room or guest space.



The fourth bedroom

The fourth bedroom features two windows which enhance the sense of space within the room. There is sufficient room to accommodate a workstation alongside sleeping arrangements, and the layout allows for a range of bedroom furniture. Its proportions make it well suited as a bedroom, teenager's den or hobby room.



The bathroom

The family bathroom serves the remaining bedrooms with modern fittings. It has a panelled bath with glazed screen and shower above, a concealed cistern WC and a vanity unit with basin and storage. Tiled walls and an obscure glazed window complete this practical room.



The garden

The garden wraps around the corner plot, creating a generous outdoor haven. A raised patio adjoining the dining area steps down to a sweeping lawn bordered by mature shrubs and flower beds. There is a further patio seating area and pathways lead to different parts of the garden, all enclosed by fencing for privacy.



The driveway and parking

The driveway and parking area lie to the front of the home, providing space for two cars and leading to a single garage which offers additional parking or storage.

Location

Fulmar Crescent lies within the popular Spennells residential development in Kidderminster, a market town in north Worcestershire. This particular part of the development sits close to the picturesque Captain's Pool and the Spennells Valley Nature Reserve, with numerous public footpaths nearby offering scenic walks. The property is conveniently positioned for local amenities, including a Tesco Express and a selection of takeaways within the Spennells Valley estate.

Kidderminster is a thriving market town offering a wide range of shops, supermarkets and leisure facilities, along with well-regarded primary and secondary schools. The town also provides a variety of pubs and restaurants, while the surrounding area gives access to attractive countryside walks. For commuters, Kidderminster railway station offers services to Birmingham, Worcester and beyond, while road links via the A449 and M5 are readily accessible.

Services

The property benefits from mains gas, electricity, water and drainage.

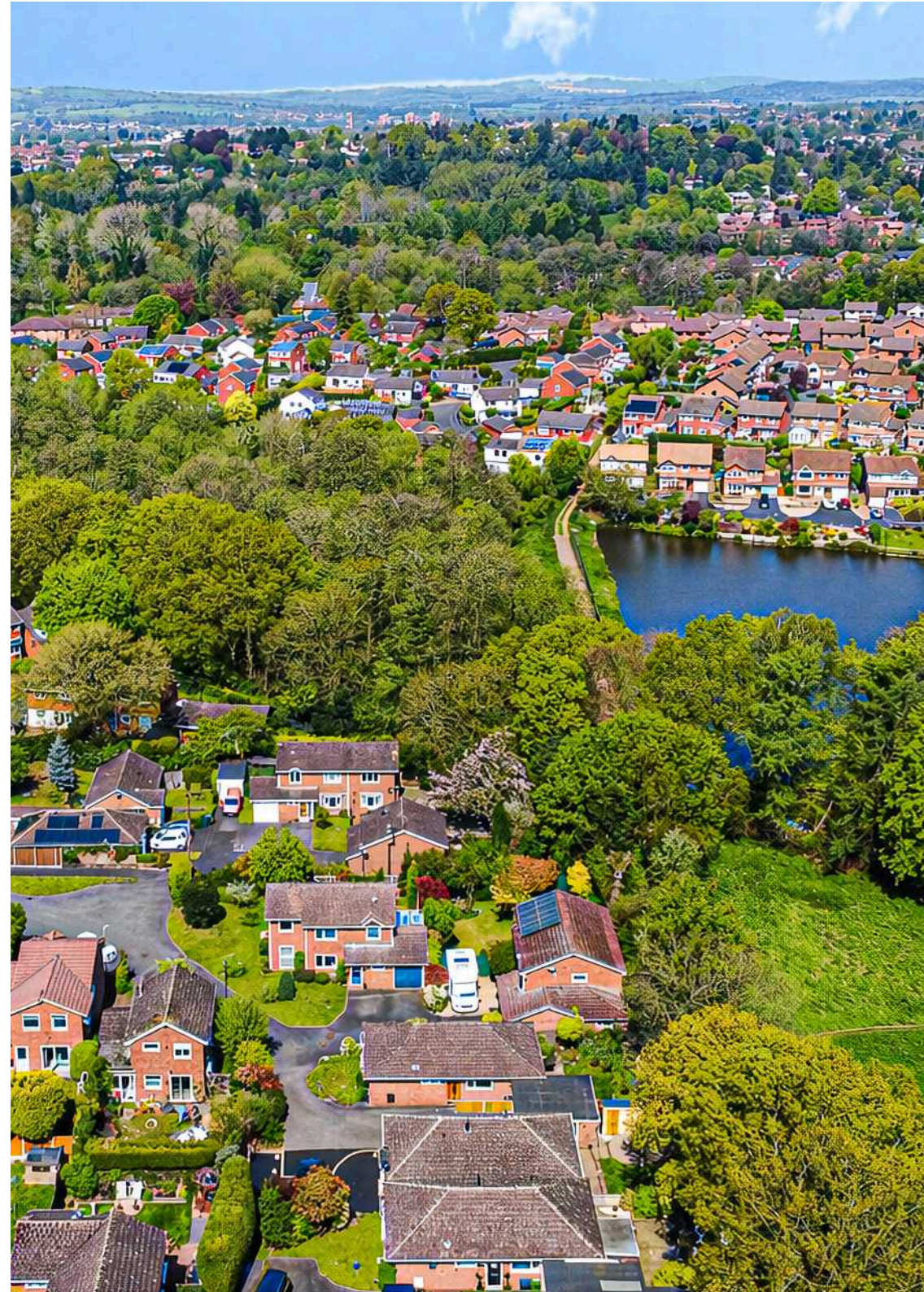
Broadband Speed: Ultrafast broadband available. Download speeds up to 1000 Mbps and upload speeds up to 100 Mbps (source: Ofcom checker).

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

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

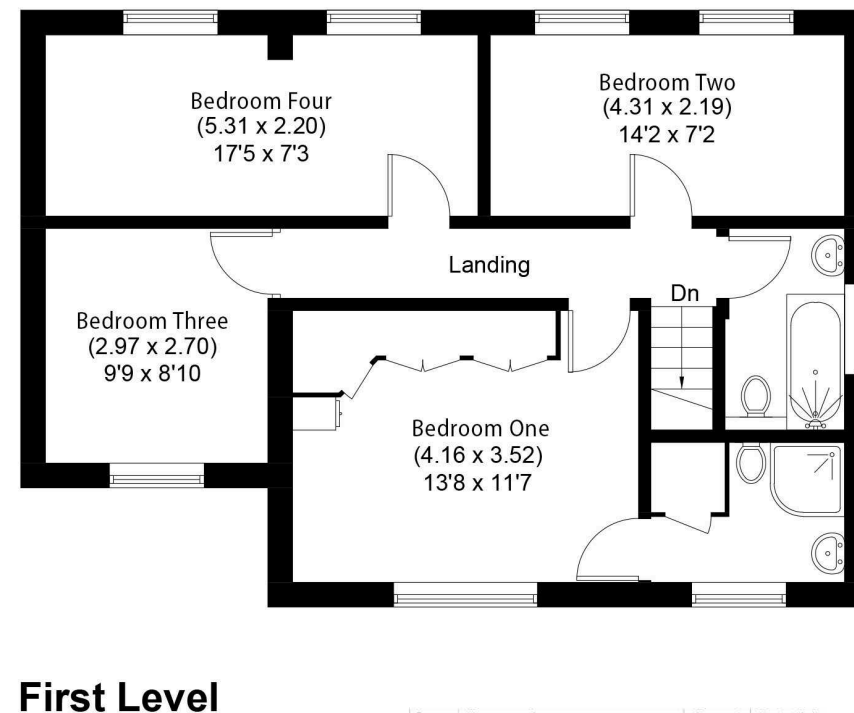
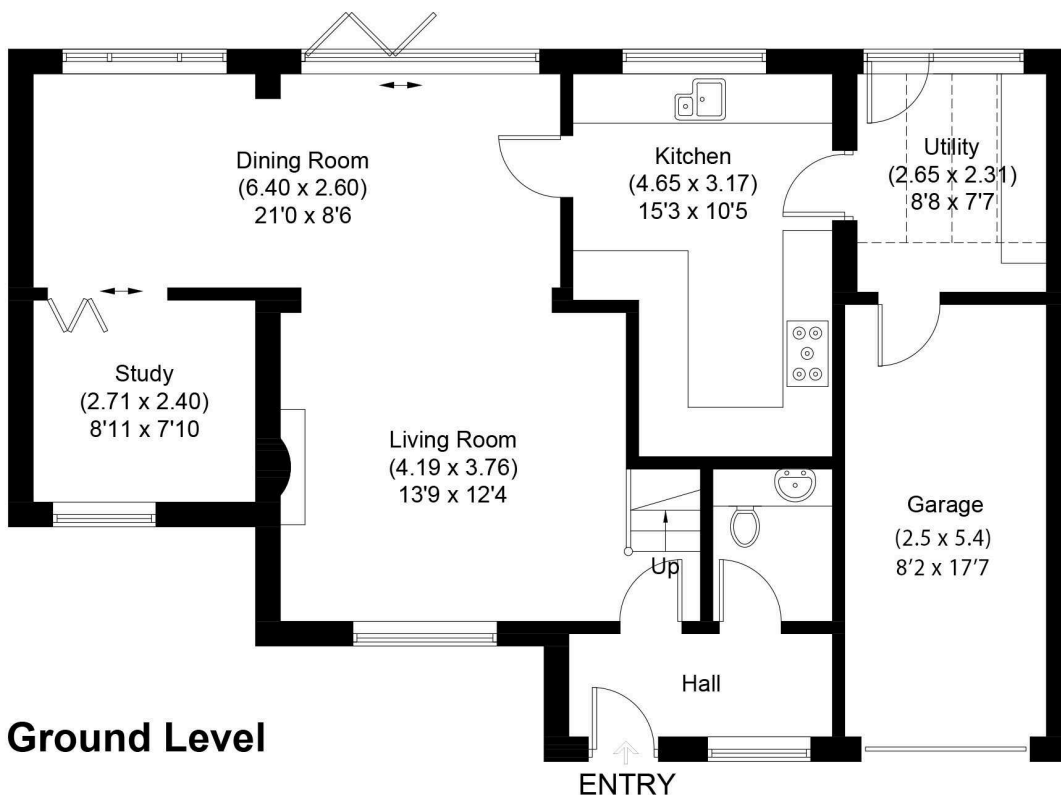
Council Tax

The Council Tax for this property is E.



Fulmar Crescent

Approximate Gross Internal Area
 Ground Level = 71.6 sq m / 771 sq ft
 (Excluding Garage)
 First Level = 60.1 sq m / 647 sq ft
 Total = 131.7 sq m / 1418 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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