



Avalon

36 Summerfield Lane | Kidderminster | Worcestershire | DY11 7SA

 FINE & COUNTRY

AVALON

Avalon is a three-bedroom dormer bungalow set within a generous plot, enjoying a semi-rural feel near the market town of Kidderminster, with open countryside nearby. The property has been significantly enhanced and extended by the current owners, including a new kitchen, replacement roof, complete re-wiring, and drainage, creating a true turn-key home ready for immediate occupation. Internally, the extended layout offers excellent flexibility, centred around a large open-plan living space, with a mezzanine level. Externally, the gated approach, expansive gardens and additional outbuildings further enhance its appeal.



Ground Floor: Stepping through the front door, you are welcomed into an entrance hall that flows into a reception hall, currently arranged as a games room. A feature log-burner creates a warm focal point, while a window to the front elevation fills the space with natural light. The double-sided stove is open through to the kitchen beyond.

Double doors open into the open-plan kitchen, dining and family room. The contemporary kitchen is beautifully appointed with a central island incorporating a breakfast bar, a Belfast sink, and an excellent range of integrated appliances, including a wine cooler, together with space for an American-style fridge freezer. The log burner adds warmth, whilst glazed doors provide direct access to the gardens, effortlessly blending indoor and outdoor living.

Internal bi-fold doors lead through to the large lounge, where impressive floor-to-ceiling glazing and a dual aspect create a wonderfully light-filled space with the option to use bespoke shutters. In addition, there are bi-fold doors opening directly onto the garden and a contemporary log burner.

An inner hallway, to the left-hand side of the property, leads to the family bathroom and bedroom three, making it ideal for guests or independent family members. To the right-hand side are two further bedrooms, including the principal bedroom, which benefits from fitted wardrobes, an ensuite shower room, and double doors opening directly onto the garden.

























First Floor: Stairs rise to the first floor, where a versatile mezzanine level provides an ideal space for a home office, reading area or creative studio, overlooking the living accommodation below. This floor also benefits from extensive eaves storage.



Outside: Approached via private timber gates, Avalon features a generous driveway providing ample off-road parking, complemented by a front lawn. Further double gates lead to additional parking at the side and rear of the property, together with a detached single garage. The garage is enhanced by the addition of a useful utility room and separate WC.

To the rear, multiple doors from the principal living spaces open onto an entertaining patio, creating the perfect setting for al fresco dining and outdoor gatherings. Beyond the patio, the gardens extend across a substantial, level lawn, divided into three distinct sections. A range of useful outbuildings, including storerooms and a garden shed, further enhance the property's excellent outdoor amenities.





LOCATION

Avalon is situated approximately 3 miles south of the thriving town of Kidderminster, close to the hamlet of Torton and the village of Hartlebury. The property enjoys easy access to a wide range of local amenities available in these nearby locations, while also benefiting from excellent transport connections. The M5 motorway is within easy reach, and rail services are available from both Kidderminster and Hartlebury stations, providing convenient links to the wider region.

Kidderminster is a vibrant Worcestershire town offering an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and schools. Renowned for its rich carpet-making heritage, the town combines historic character with modern conveniences and benefits from a bustling town centre and regular markets. Kidderminster also provides excellent transport links, with a railway station offering direct services to Birmingham and Worcester, making it an attractive location for both commuters and families.

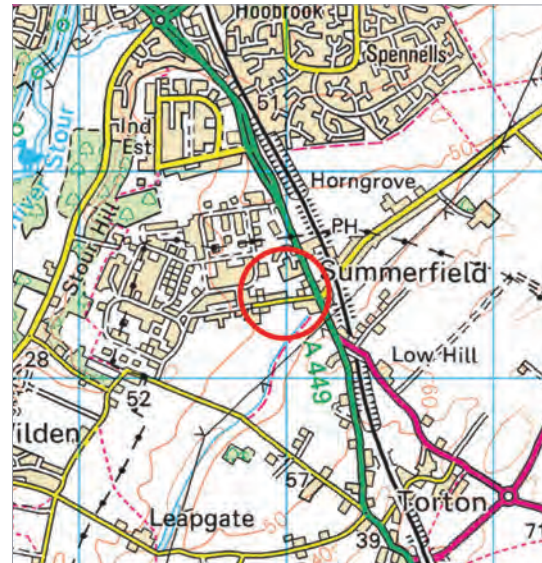
Bewdley (5.5 miles) is recognised for its Georgian architecture and recreational culture, with a range of shopping and professional services including small supermarkets, selection of pubs and restaurants, bakery, butchers and pharmacy.

The cathedral city and county town of Worcester lies 12 miles south. Increasingly recognised as a university town, Worcester is a thriving regional centre, also straddling the River Severn, and offering a wealth of recreational amenities with its picturesque county cricket ground, racecourse, rugby club and rowing club.

If education is a priority the area is exceptionally well served in both the maintained and independent sector. The Heathfield School at Wolverley and Winterfold House at Chaddesley Corbett, both fall within The Wyre Forest District. Further south Worcester is recognised for both The King's (junior and senior) and Royal Grammar Schools (junior and senior). Both Malvern (Malvern College and Malvern St James) and Bromsgrove (Bromsgrove School) are also readily accessible.

In addition to the local train stations, Worcestershire Parkway railway station, situated to the east of Worcester, off Junction 7 of the M5, is intended to increase the capacity to London as well as reduced journey times. This has a significant impact on Worcestershire's accessibility to the capital and other regional centres.





Material Information

Tenure: Freehold
 Council Tax Band: E
 Local Authority: Wychavon
 EPC: Rating C
 Property Construction: Standard (brick and tile)
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage and Sewerage: Mains
 Heating: Mains gas central heating.
 Broadband: FTTC / Ultrafast fibre broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage: 4G/5G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Single garage and driveway parking for 4+ vehicles.
 Additional Information: Accessibility to a walk-in shower in both bathrooms and wheelchair access doorway.
 Title Information: Property for sale is across two titles.
 Title deeds contains provisions as to light or air.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Stourbridge and Kidderminster on +44 (0)1384 958811.

Website

For more information visit:
www.fineandcountry.co.uk/stourbridge-and-kidderminster-estate-agents

Opening Hours

Monday to Friday: 9.00 am – 5.30 pm
 Saturday: 9.00 am – 1.00 pm



Ground Floor



First Floor



Outbuildings

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Summerfield Lane, Kidderminster
Total: 257m² / 2776ft²



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HALINA DAY

PARTNER AGENT

Fine & Country Stourbridge and Kidderminster
T: 01384 958811 | M: 7920 857582
E: halina.day@fineandcountry.com



CATHERINE NEILSON

PARTNER AGENT

Fine & Country Stourbridge and Kidderminster
T: 01384 958811 | M: 07729 801 143
E: catherine.neilson@fineandcountry.com

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Fine & Country Stourbridge and Kidderminster
The Old Custom House, 1 Church Street, Stourbridge, West Midlands, DY8 1LT
+441384 958811 | stourbridge@fineandcountry.com

