

19 Reservoir Road,
Kidderminster,
Worcestershire,
DY11 7AP

£475,000







WALTON & HIPKISS

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Kidderminster
DY11 7AP


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Full Description
Deceptively spacious and thoughtfully extended, this impressive four-bedroom detached home offers generous accommodation, character and excellent flexibility. Situated in a highly sought-after residential area of Kidderminster, the property is conveniently located for well-regarded schools, local amenities and the town centre.

Further benefits include gas central heating, double glazing throughout and solar panels.

A viewing is highly recommended to appreciate the size, versatility and many attractive features of this wonderful home.
Also visit our YouTube and TikTok accounts for more property content.

Call today to arrange your viewing and avoid missing out.

Lounge
13'06" (max) x 15'08" (max)
A lovely, welcoming lounge filled with natural light from the large bay window, creating a bright and relaxing space. A charming wood-burning stove sits within the fireplace surround, adding warmth and a cosy focal point to the room. With comfortable seating positioned to enjoy the gentle glow of the stove and views across the garden, this is a wonderful space to unwind and relax.

Kitchen
21'04" (max) x 9'08" (max)
A warm and inviting kitchen offering a wonderful blend of character and practicality. The spacious room features a tiled floor, attractive wooden cabinetry and contrasting dark work surfaces, with exposed ceiling beams adding charm and character. Multiple windows overlook the garden and fill the space with natural light, while there is plenty of room for a large cooker and additional appliances. An archway leads through to the dining area and utility room, creating a lovely flow for everyday family life and entertaining.

Dining Room
20'10" (max) x 12'05" (max)
A beautiful open-plan dining room offering a bright, welcoming and versatile space for family meals, entertaining or a range of other uses. The generous room could easily be adapted as a multi-functional space to suit individual needs, while wood flooring adds warmth and character. Large windows overlooking the garden patio fill the room with natural light and create a lovely connection with the outdoors. A charming wood-burning stove provides a cosy focal point and extra warmth during the cooler months.

Utility Room
8'02" (max) x 8'01" (max)
The welcoming utility room offers a practical yet homely space, with useful storage, fitted cabinetry and room for laundry appliances. A sink sits beneath a window overlooking the garden, bringing in plenty of natural light, while a door provides convenient access outside. A lovely, functional addition to the home for everyday household tasks.

Bedroom 1
13'05" (max) x 9'00" (max)
The lovely principal bedroom offers a peaceful and inviting retreat, with a large bay window filling the room with natural light. Fitted wardrobes span one wall, providing excellent storage, while the neutral décor creates a calm and restful feel. The room is further complemented by a private en-suite shower room, adding an extra touch of comfort and convenience.

En-Suite
8'08" (max) x 3'11" (max)
The bright and well-presented en-suite shower room offers a clean and welcoming space, fitted with a modern shower cubicle, WC and wash basin. Light, neutral tiling creates a fresh and airy feel, while the practical layout provides everything needed for everyday convenience.

Bedroom 2
11'11" (max) x 13'00" (max)
Bedroom Two is a lovely, generously proportioned room offering plenty of space and natural light from the front-facing window. The spacious layout comfortably accommodates a double bed alongside additional furniture, creating a versatile and inviting bedroom.

Bedroom 3
10'01" (max) x 12'00" (max)
Bedroom Three is a bright and welcoming double room, with a front-facing window bringing plenty of natural light into the space. Neutrally decorated throughout, the room offers generous proportions with ample space for a comfortable bed and additional furniture, making it a versatile and relaxing bedroom.

Bedroom 4
10'01" (max) x 10'08" (max)
A bright and airy bedroom enjoying pleasant views to the rear, with plenty of natural light creating a welcoming feel. The generous proportions provide ample space for a comfortable bed and additional furniture, making it a versatile and relaxing room.

Bathroom
The inviting first-floor bathroom features a traditional-style suite comprising a corner bath and pedestal wash basin. Neutral tiling creates a warm and timeless feel, while the window allows plenty of natural light to brighten the space, creating a comfortable and relaxing setting.

Shower Room
11'00" x 3'09"
A bright and practical ground floor shower room, featuring a walk-in shower, WC and wash basin. Neutral tiling creates a clean and welcoming feel, while the window allows natural light to fill the space, making it both comfortable and functional.

Office / Bed 5
6'08" (max) x 9'11" (max)
A versatile and cosy room offering the flexibility to be used as a home office, occasional bedroom or additional study space. A window allows plenty of natural light into the room, while the wood-effect flooring adds warmth and character, making this a useful and adaptable addition to the home.







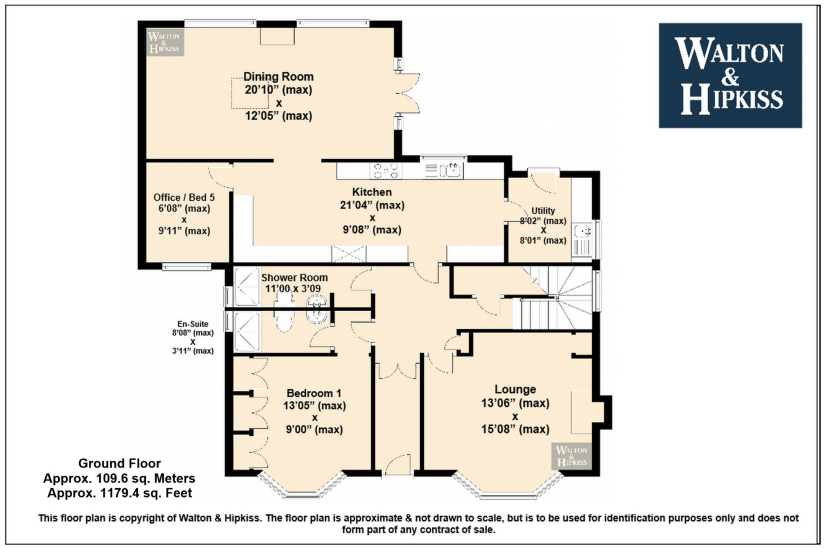
Double Garage and Workshop
18'00" (max) x 20'05" (max) for both
The detached double garage provides generous space for two vehicles, with doors opening directly onto the driveway for easy access. Adjacent to the garage is a useful workshop, offering additional space for hobbies, projects or storage and adding to the property's excellent practicality.

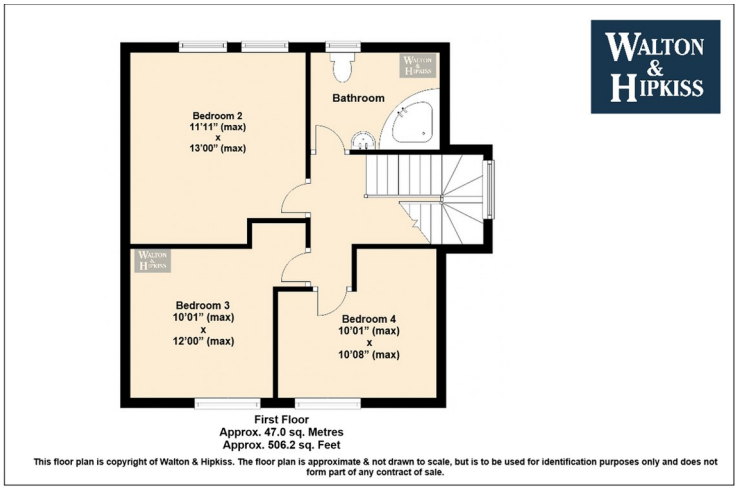
Office space
18'00" (max) x 20'05" (max)
A lovely detached office offering a bright and peaceful space, with a window allowing plenty of natural light. Ideal for working from home, creative hobbies or simply enjoying quiet time.

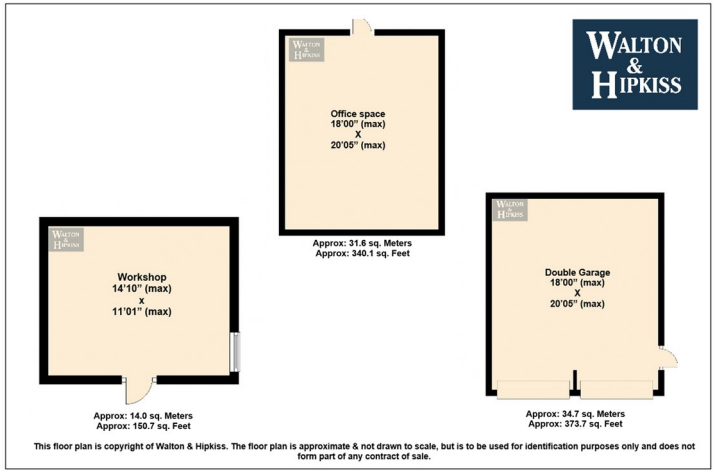
Front Exterior
The attractive frontage features a spacious brick driveway leading to the detached double garage. Steps and a pathway lead to the main entrance, with the property set slightly above the road and complemented by a low brick wall and neat, established landscaping.

Rear Garden
The generous rear garden is beautifully maintained, offering a lovely space for relaxing and entertaining. A paved patio, accessed directly from the dining room, leads to a lawn bordered by mature hedging and established shrubs. The garden also features a children's play area and a raised seating deck, creating a private and versatile outdoor space for all the family to enjoy.

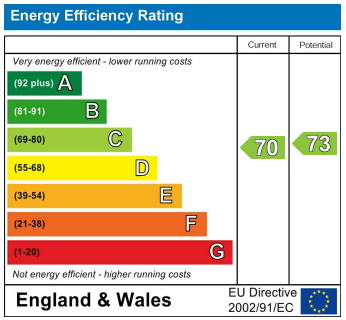
Anti-Money Laundering Regulations
In accordance with current Anti-Money Laundering Regulations, we are legally required to carry out identity and verification checks on all prospective buyers and sellers. We take this responsibility very seriously and, in line with HMRC requirements, have appointed our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







IMPORTANT NOTICE: The floor plan is approximate & not drawn to scale but is to be used for identification purposes only and does not form part of any contract of sale.
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: C
Council Tax Band: D

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