



## 17 Kestrel Crescent

Droitwich, WR9 7HH

Andrew Grant

# 17 Kestrel Crescent

Droitwich, WR9 7HH

**4 Bedrooms**   **2 Bathrooms**   **1 Reception Room**

Spacious four-bedroom detached home with a modern kitchen diner, en suite to the principal bedroom, garage and generous rear garden.

- Four-bedroom detached home with spacious and modern living areas.
- Open-plan kitchen diner, utility room, living room with bay window and boarded loft for additional storage.
- Generous rear garden with patio, lawn and timber shed.
- Wide block-paved driveway with room for multiple vehicles and garage storage.
- Popular location near schools, local amenities and transport links.

This well-presented detached home is set on a popular residential crescent in Droitwich and offers flexible accommodation ideal for families or professionals. The layout includes four bedrooms, one of which benefits from an en suite shower room, a stylish open-plan kitchen diner, utility, living room, cloakroom and main family bathroom. The loft has been boarded to provide valuable additional storage. Externally, the home features a wide driveway providing ample off-road parking, a garage, a neatly maintained front garden and a private rear garden with a mix of lawn and patio areas. Located close to schools, shops and commuter routes, this property provides comfortable living in a convenient and desirable setting.

**1093 sq ft (101.5 sq m)**





## The kitchen/diner

This sociable and functional space was originally two rooms and has been thoughtfully reconfigured to form one large kitchen diner. The kitchen is fitted with high-gloss cabinetry and wood-effect worktops, complete with integrated double ovens and an induction hob with extractor over.





A window to the rear provides a view of the garden, while French doors open directly onto the patio, ideal for outdoor dining. The layout accommodates a full-sized dining table, making it ideal for both everyday family life and entertaining.



## The living room

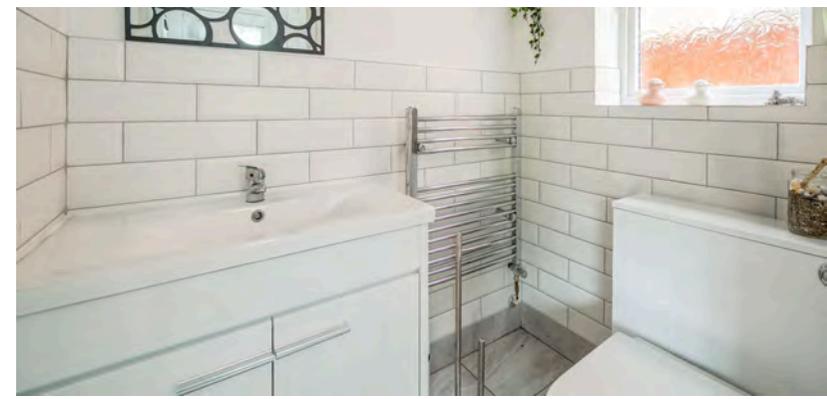
This bright and welcoming reception room is positioned at the front of the house. A bay window lets in plenty of natural light, while glazed double doors connect the room directly with the kitchen/diner, ideal for entertaining guests and allowing a natural flow through the home.





## The utility and cloakroom

Situated just off the kitchen, the utility includes matching wall and base units, additional counter space and plumbing for a washing machine and dryer. There's also access to the rear and the cloakroom.





## The primary bedroom

This generous primary bedroom enjoys a front-facing position and includes access to its own en suite shower room. The space offers comfort and privacy in equal measure, with built-in storage adding further convenience.





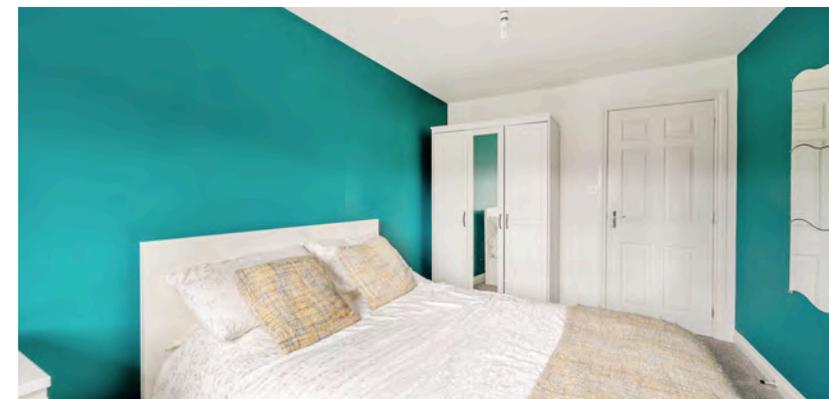
## The primary en suite

Fitted with a shower cubicle, WC, vanity basin and heated towel rail, this en suite is smartly tiled and provides a practical addition to the main bedroom.



## The second bedroom

A well-proportioned double bedroom located at the front of the property. There is ample room for furniture and is ideally suited as a guest room or additional family bedroom.





## The third bedroom

Situated at the rear with views over the garden, this comfortable double is a flexible space suitable for various needs.





## The fourth bedroom

The fourth bedroom with views to the garden is ideally suited as a single bedroom, nursery or study.



## The bathroom

The main family bathroom reflects the stylish and modern interiors throughout the home, including a panelled bath with shower over, a vanity sink unit, WC and neutral tiling. A large window provides natural light and ventilation.





## The garden

The rear garden is ideally suited for entertaining, offering two large patio areas, established borders and easy to maintain sections of lawn. There's ample room for garden furnishings, with a timber shed providing useful outdoor storage.





## The driveway and parking

A block-paved driveway at the front of the property provides off-road parking for multiple vehicles. Neatly finished with a border edge, it complements the overall frontage. The attached single garage is accessed via a traditional up-and-over door. It offers excellent space for additional storage or parking.



## Location

Kestrel Crescent is located in a well-established and desirable residential area on the edge of Droitwich Spa. The town is a sought-after destination for families and commuters, offering a mix of excellent schools, shopping facilities and leisure opportunities.

Droitwich Spa itself is steeped in history, with attractive architecture, independent retailers and regular local events. The town centre is just a short distance from the property and includes a Waitrose, Morrisons and a number of cafes and restaurants.

Transport links are excellent, with Droitwich Spa railway station offering direct services to Worcester, Birmingham and beyond. The nearby M5 motorway provides convenient access for commuters travelling by car, and local bus services are readily available.

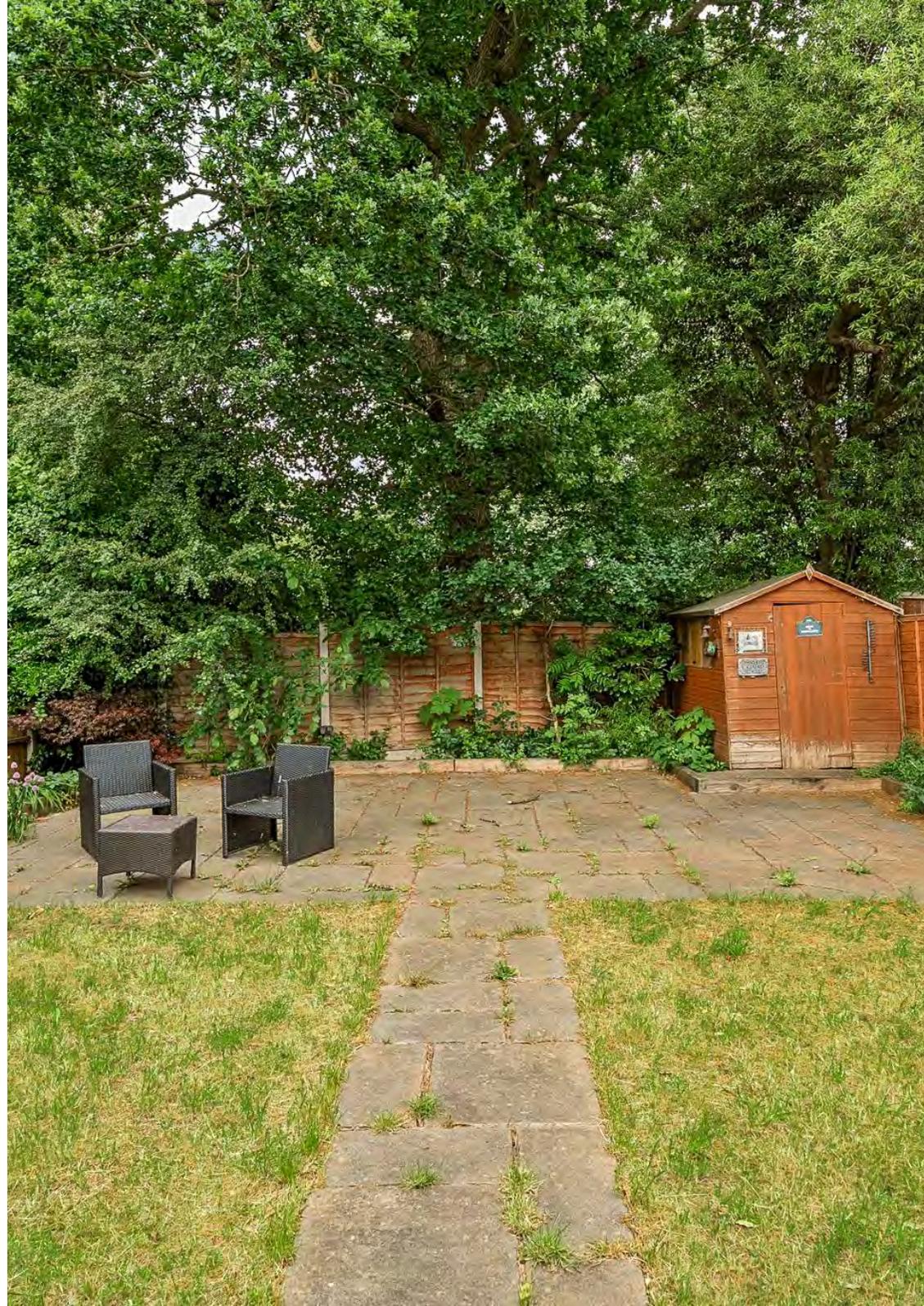
For families, several well-regarded primary and secondary schools are within easy reach, and there are parks, play areas and sports facilities nearby. The town is also known for its green spaces, with popular spots such as Lido Park and the Droitwich Canal offering picturesque walking routes and community events throughout the year.

## Services

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

## Council Tax

The Council Tax for this property is Band E





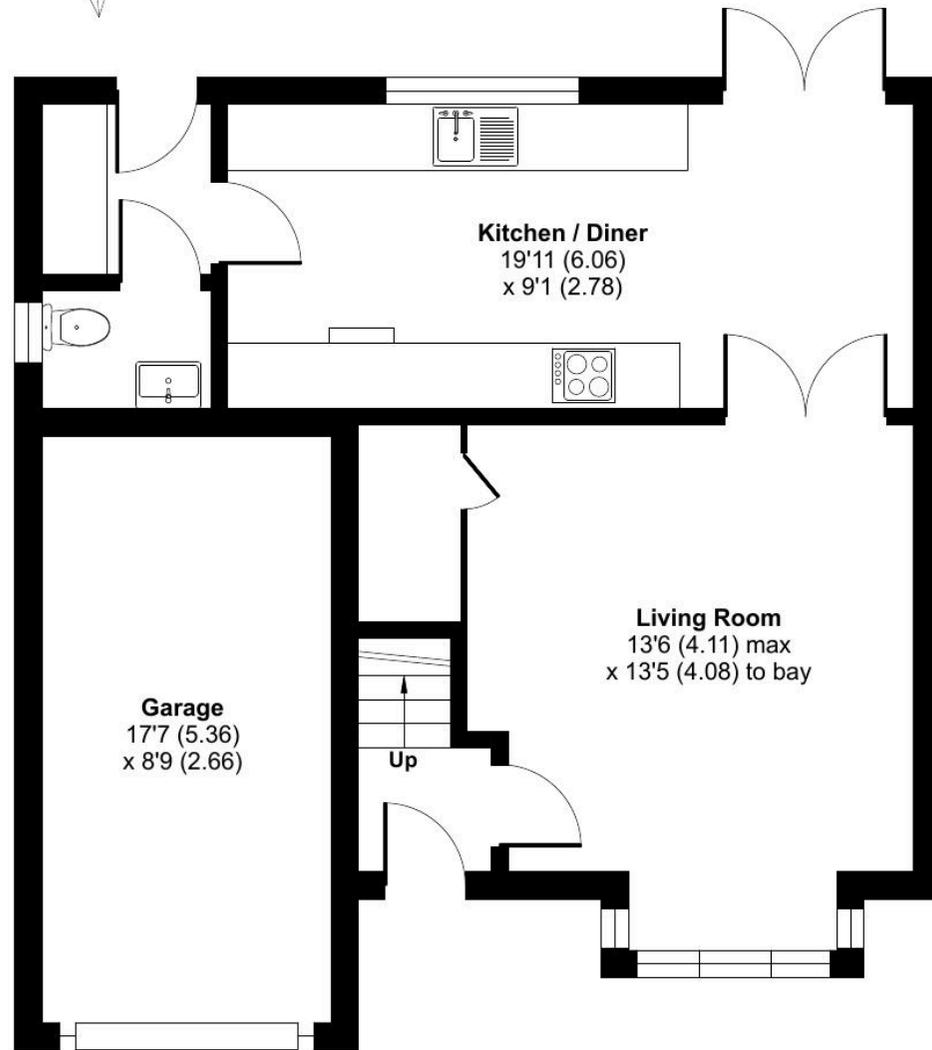
# Kestrel Crescent, Droitwich, WR9

Approximate Area = 1093 sq ft / 101.5 sq m

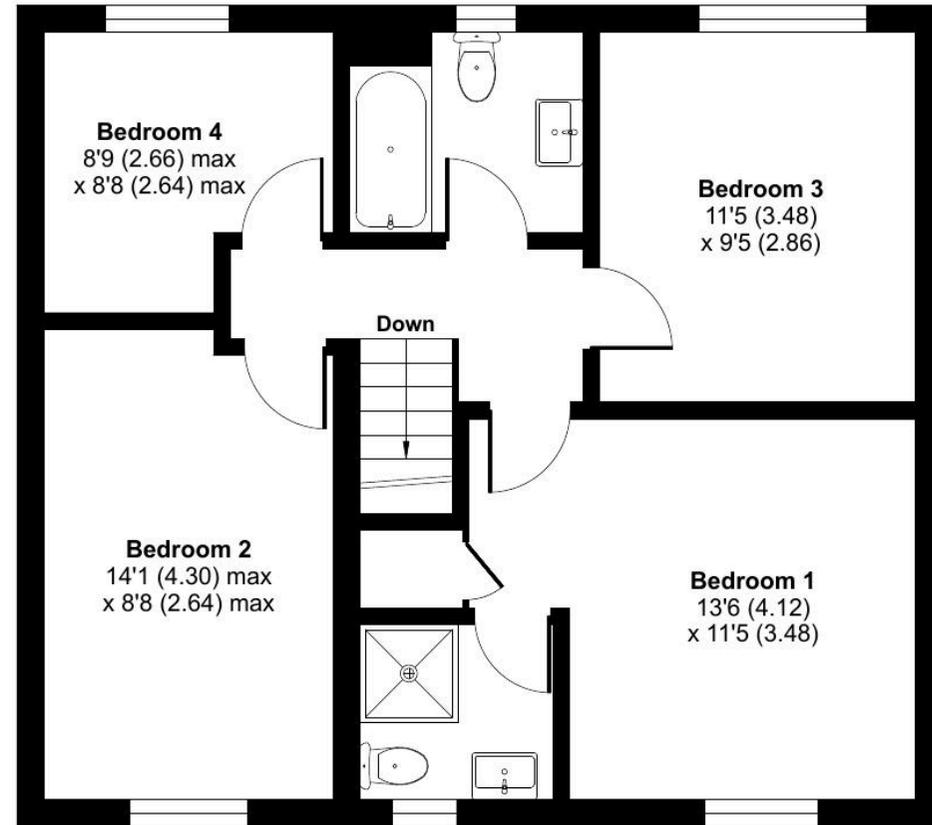
Garage = 153 sq ft / 14.2 sq m

Total = 1246 sq ft / 115.7 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1302904

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)